HOUSING MARKET INFORMATION

HOUSING NOW
Vancouver and Abbotsford CMAs

CANADA MORTGAGE AND HOUSING CORPORATION

Date Released: August 2012

Vancouver CMA

Housing starts in the Vancouver CMA were trending at 19,600 units through July 2012. The trend is a six-month moving average of the monthly seasonally adjusted annual rates (SAAR)[1] of total starts. The stand alone monthly seasonally adjusted rate was 16,800 units in July 2012, down from 26,600 in June 2012.

Although lower than June 2012 levels, July 2012 housing starts in the

Figure 1

Source: CMHC

[1] All starts figures in this release, other than actual starts, are seasonally adjusted annual rates (SAAR) — that is, monthly figures adjusted to remove normal seasonal variation and multiplied by 12 to reflect annual levels. By removing seasonal ups and downs, seasonal adjustment makes it possible to highlight the fundamental trends of a series. Reporting monthly figures at annual rates indicates the annual level of starts that would be obtained if the monthly pace was maintained for 12 months. This facilitates comparison of the current pace of activity to annual forecasts as well as to historical annual levels.

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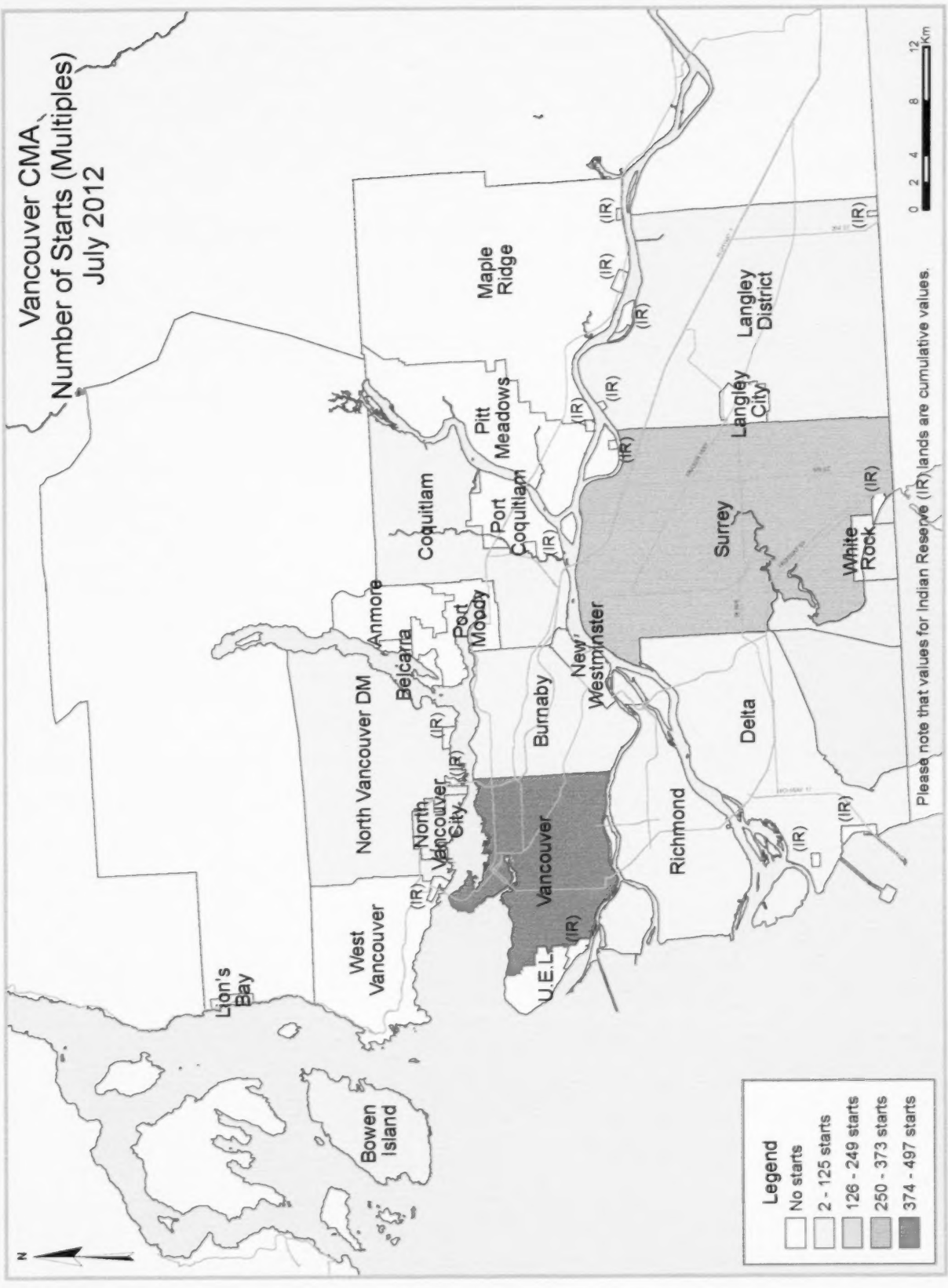
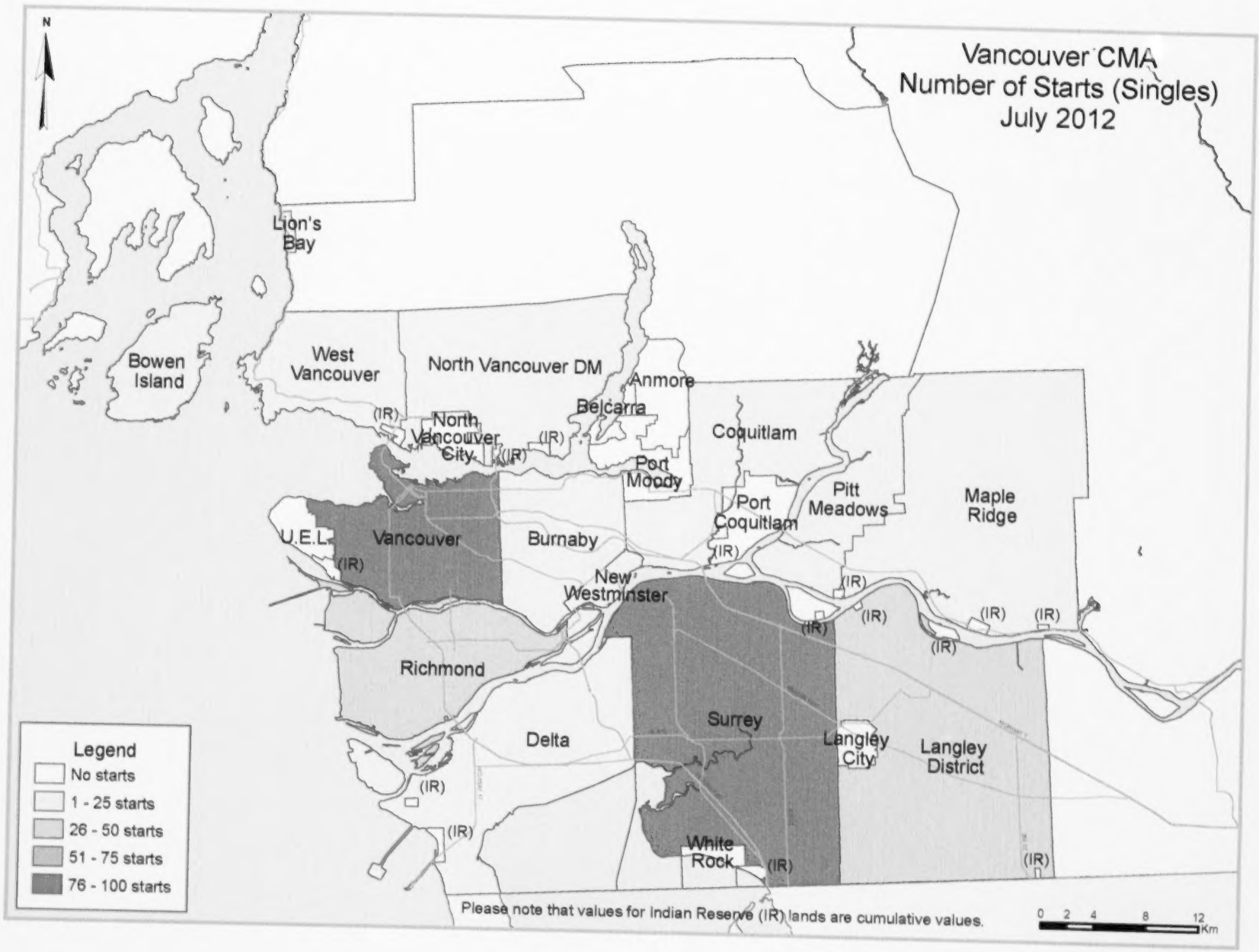
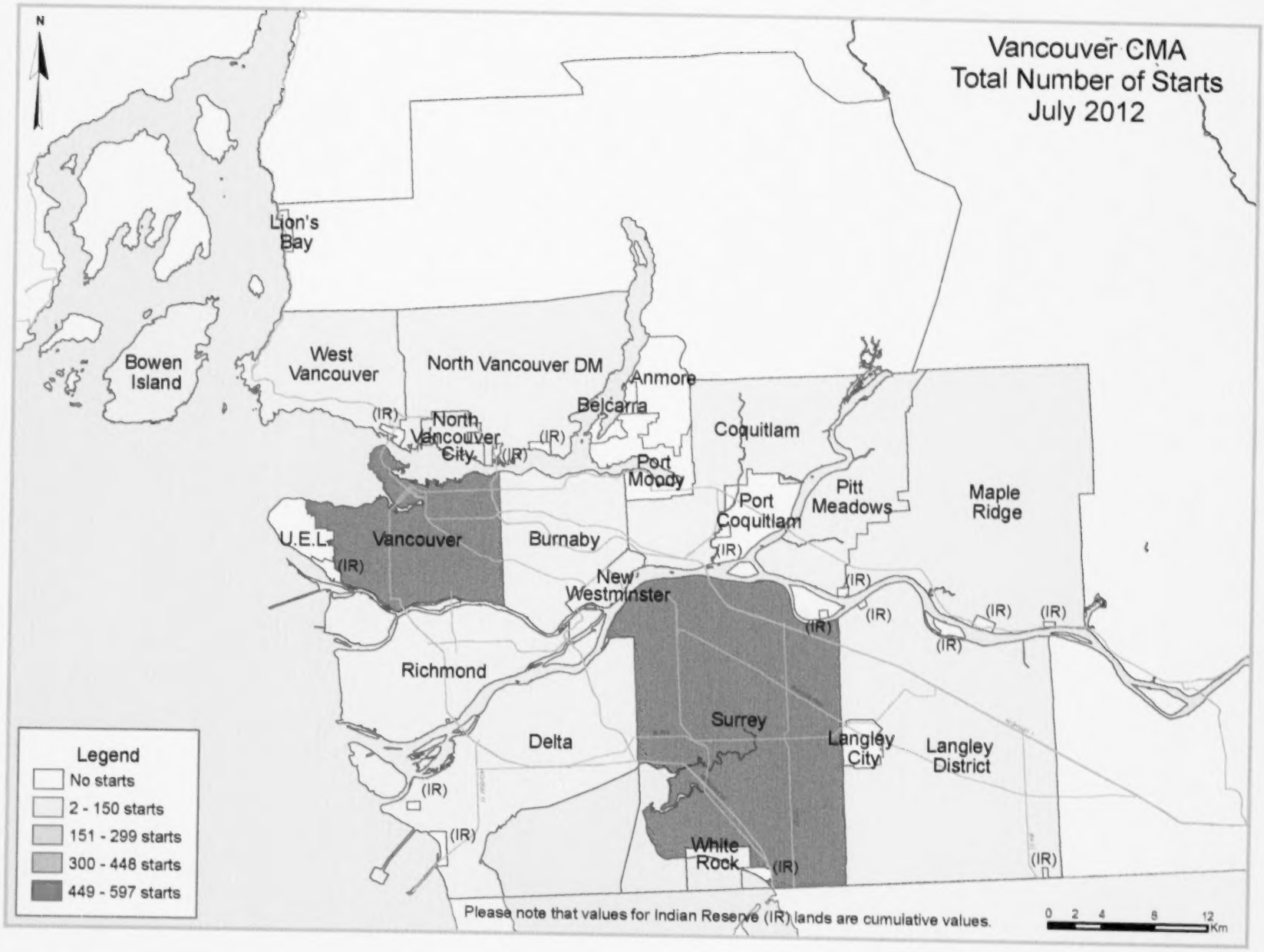
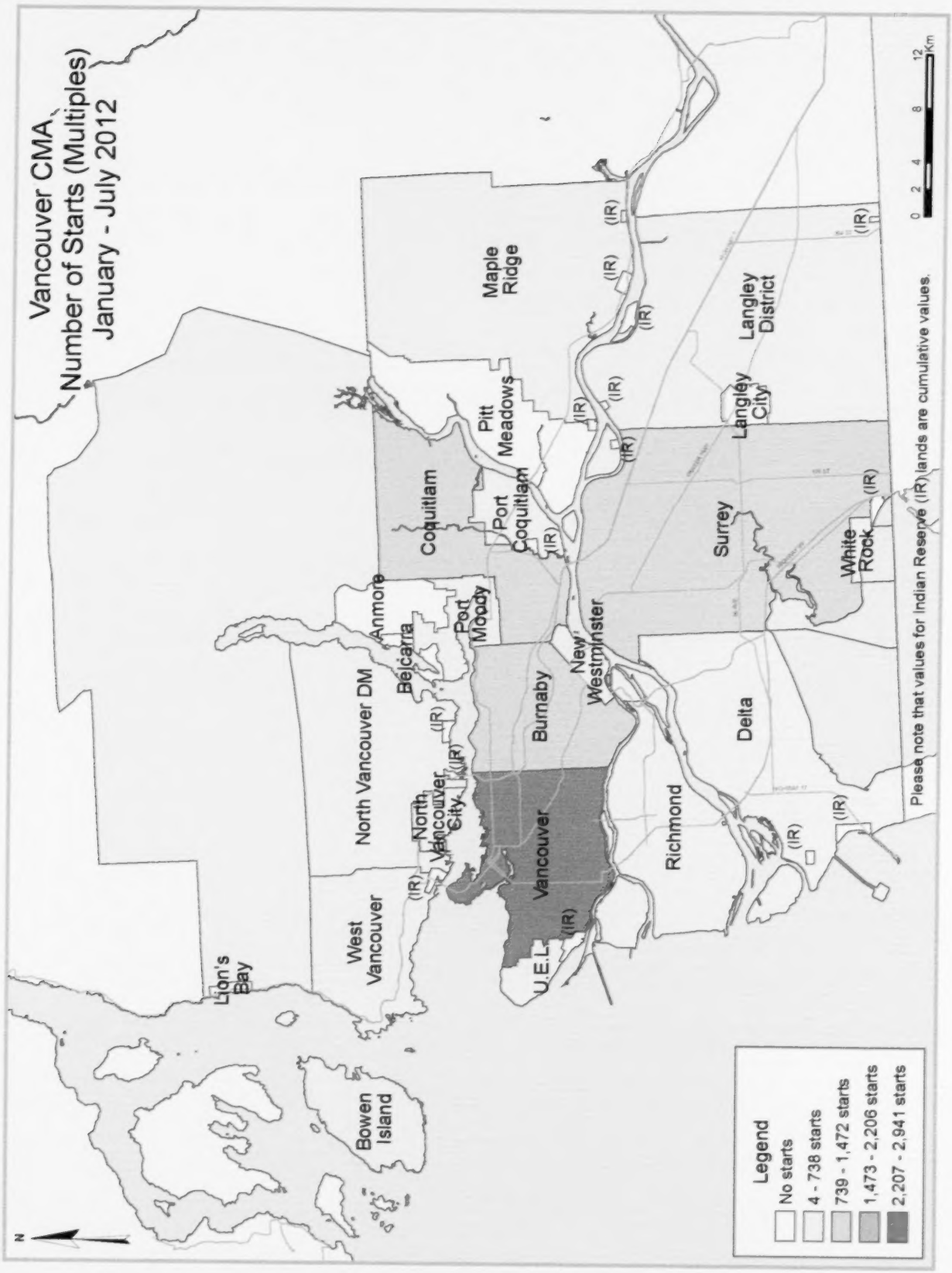
Vancouver CMA were still on par with the same month last year. Year-to-date, there were 11,341 starts in the Vancouver CMA compared to 10,010 in the same period last year. The cities of New Westminster, North Vancouver and Vancouver showed the largest gains. With the revival of multiple family projects put on hold during the 2008 market correction, housing starts in the Vancouver CMA are on track to meet forecast.

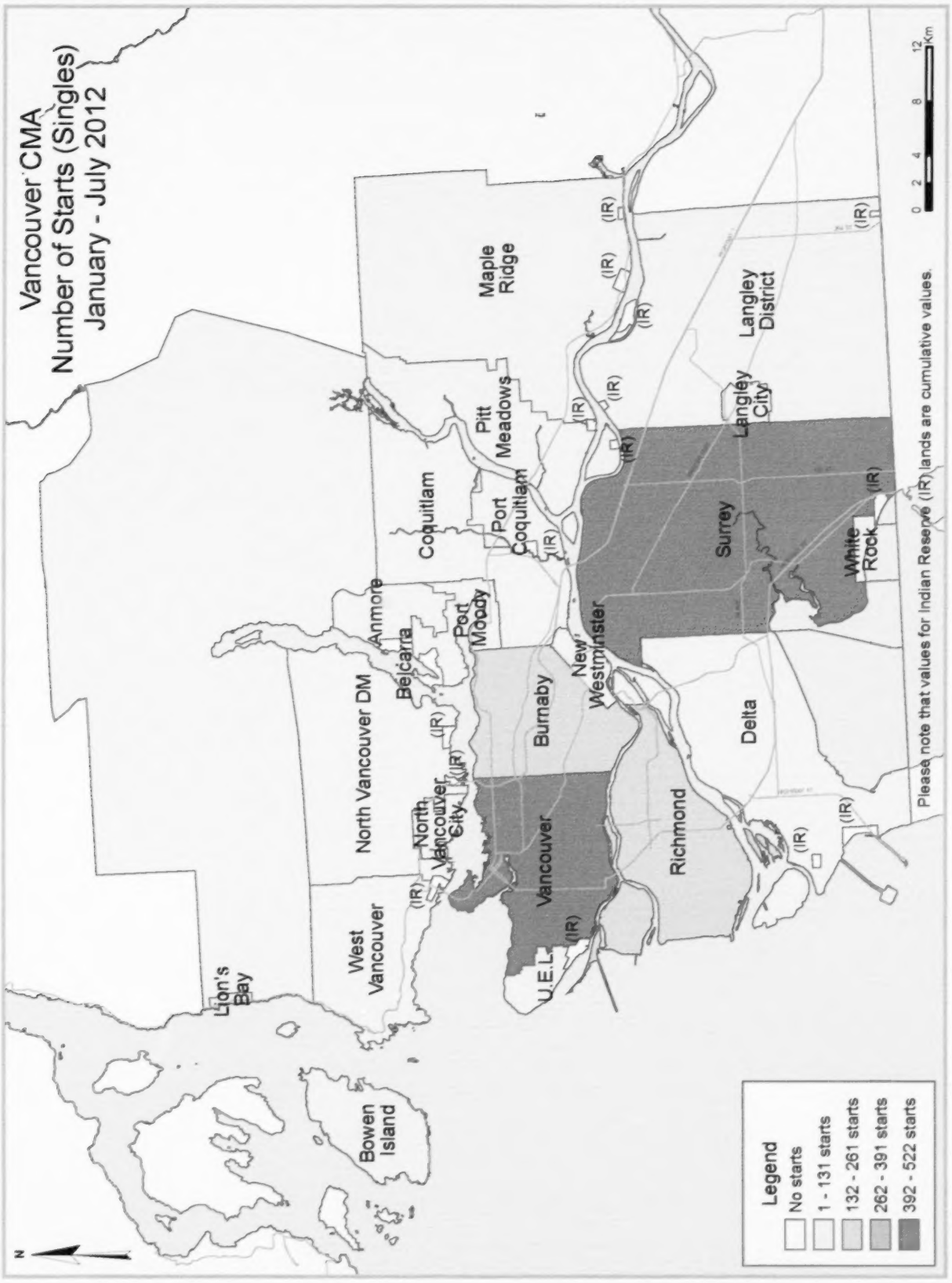
In the Fraser Valley, year-to-date starts for the Abbotsford-Mission CMA and the Chilliwack CA moved in opposite directions compared to the same period last year. The Abbotsford-Mission CMA had 249 starts through the end of July compared to 295 in the same period the previous year, while Chilliwack had 294 starts to the end of July compared to 158 in the same period in 2011.

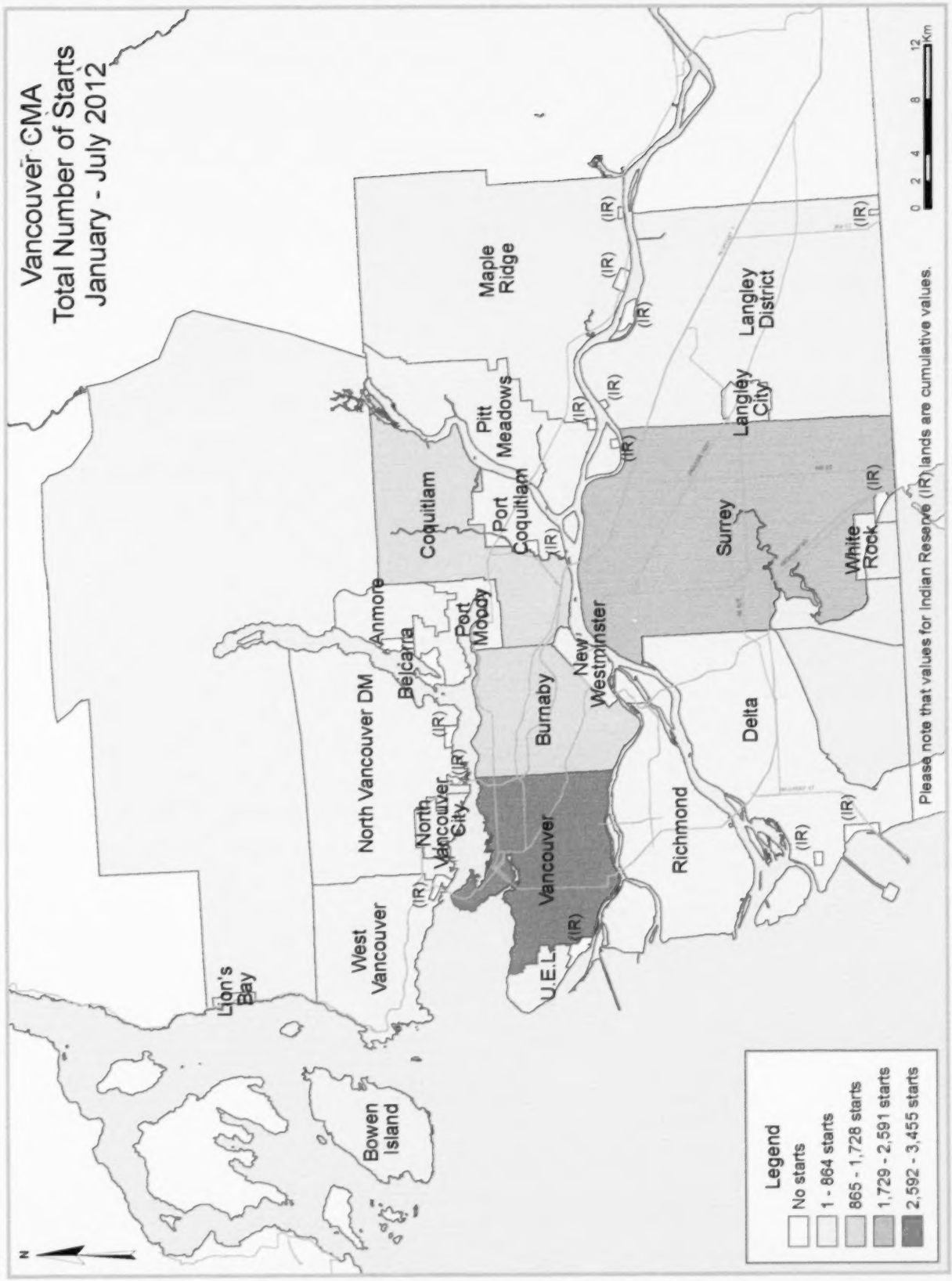

Vancouver CMA
Number of Starts (Multiples)
July 2012
Maple Ridge
Pitt Meadows
Coquitlam
Port Coquitlam
Port Moody
Anmore
Belcarra
North Vancouver DM
North Vancouver City
West Vancouver
Lion's Bay
Bowen Island
Burnaby
New Westminster
Vancouver
U.E.L.
Richmond
Delta
Surrey
White Rock
Langley City
Langley District
(IR)
Please note that values for Indian Reserve (IR) lands are cumulative values.
Legend
No starts
2 - 125 starts
126 - 249 starts
250 - 373 starts
374 - 497 starts
N
0 2 4 8 12 Km


Vancouver CMA
Number of Starts (Singles)
July 2012
N
Lion's Bay
Bowen Island
West Vancouver
North Vancouver DM
Anmore
Belcarra
Coquitlam
North Vancouver City
Port Moody
Port Coquitlam
Pitt Meadows
Maple Ridge
U.E.L.
Vancouver
Burnaby
New Westminster
Richmond
Delta
Surrey
Langley City
Langley District
White Rock
(IR)
Legend
No starts
1 - 25 starts
26 - 50 starts
51 - 75 starts
76 - 100 starts
Please note that values for Indian Reserve (IR) lands are cumulative values.
0 2 4 8 12 Km

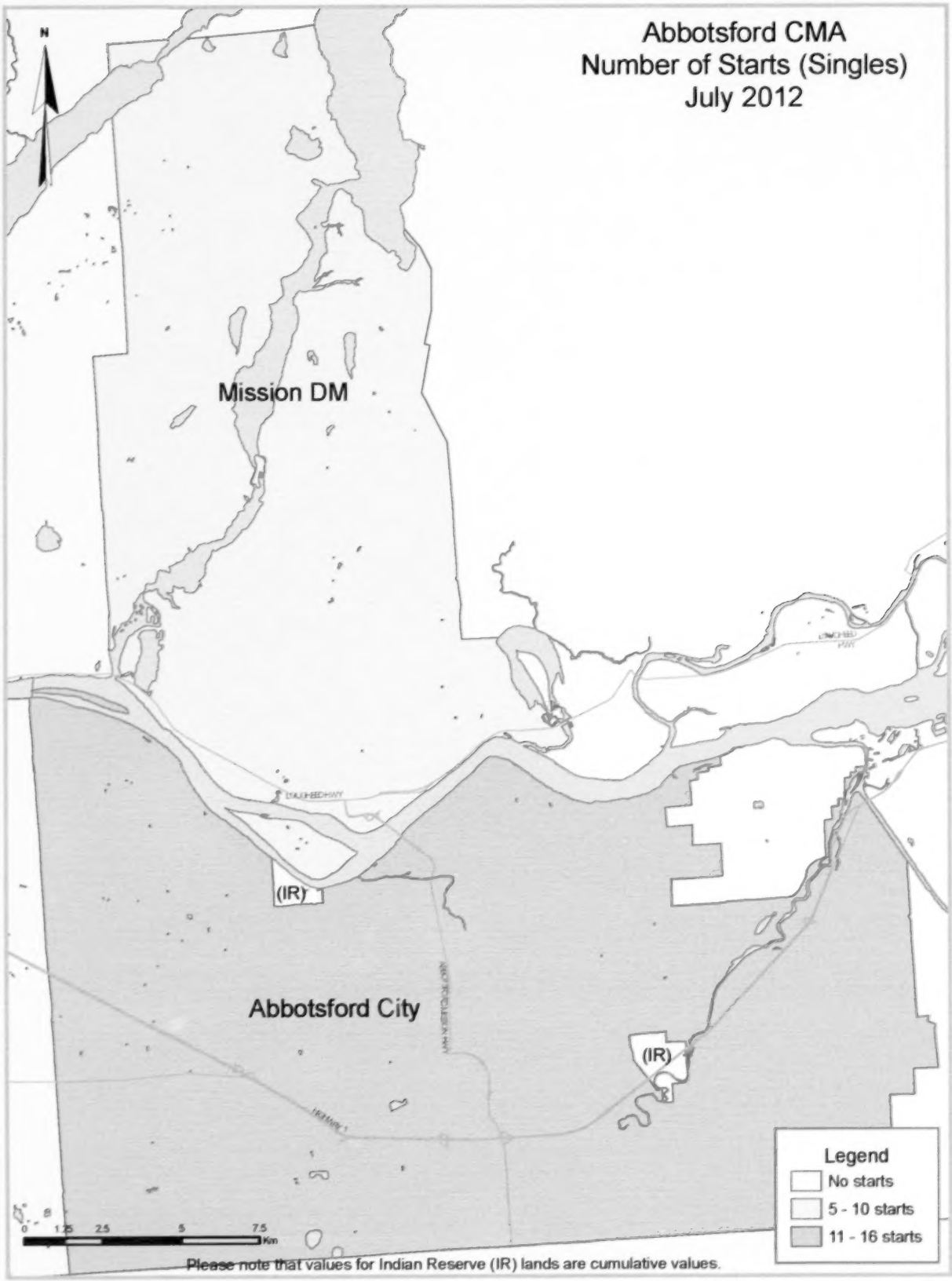

Vancouver CMA
Total Number of Starts
July 2012
N
Lion's Bay
Bowen Island
West Vancouver
North Vancouver DM
Anmore
Belcarra
Coquitlam
North Vancouver City
Port Moody
Port Coquitlam
Pitt Meadows
Maple Ridge
U.E.L.
Vancouver
Burnaby
New Westminster
Richmond
Surrey
Delta
Langley City
Langley District
White Rock
(IR)
Legend
No starts
2 - 150 starts
151 - 299 starts
300 - 448 starts
449 - 597 starts
Please note that values for Indian Reserve (IR) lands are cumulative values.
0 2 4 8 12
Km

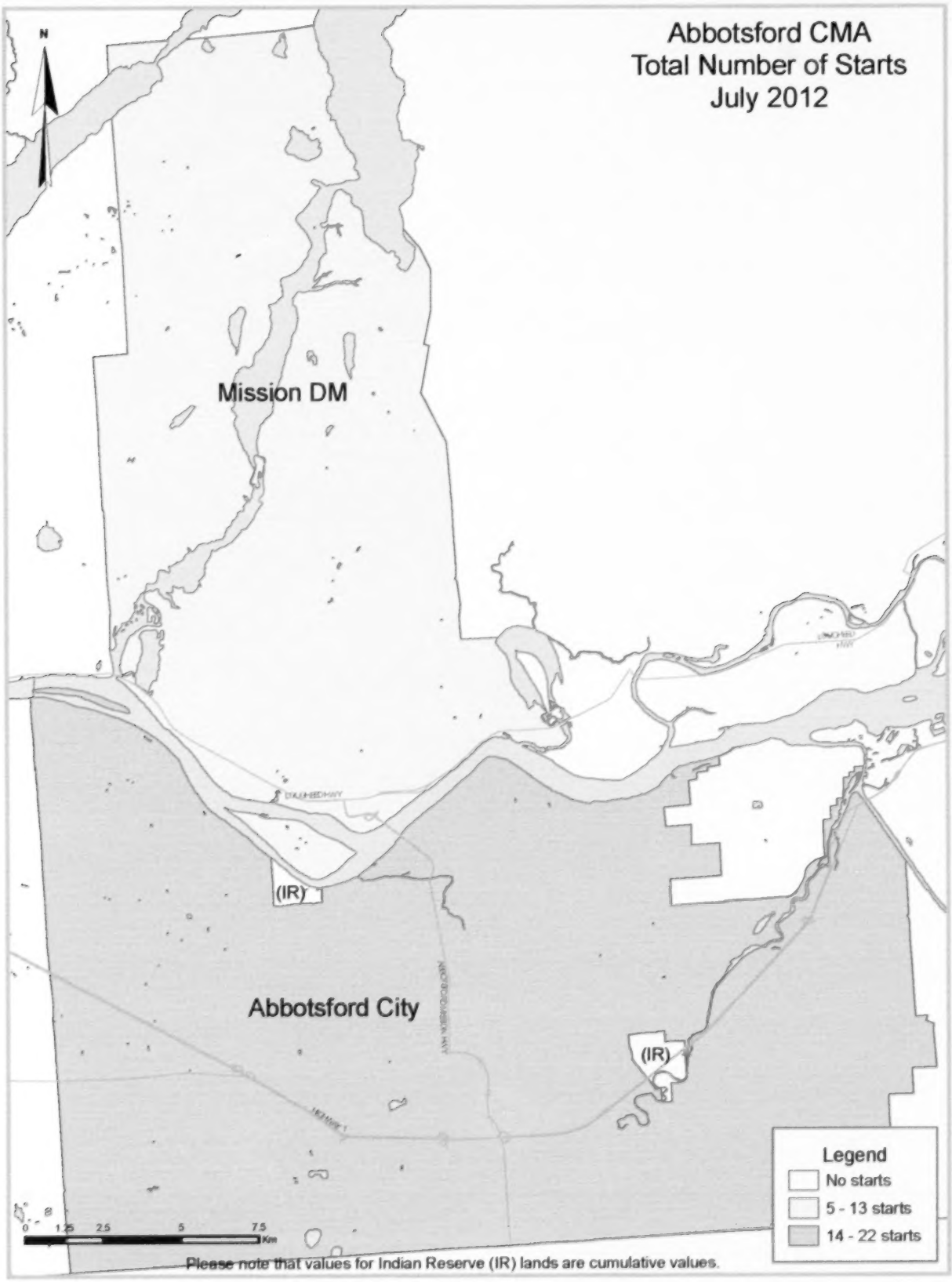

Vancouver CMA
Number of Starts (Multiples)
January - July 2012
Maple Ridge
Pitt Meadows
Coquitlam
Port Coquitlam
Langley District
Langley City
Surrey
White Rock
Anmore
Belcarra
Port Moody
Burnaby
New Westminster
North Vancouver DM
North Vancouver City
Vancouver
Richmond
Delta
West Vancouver
Lion's Bay
Bowen Island
U.E.L.
(IR)
Please note that values for Indian Reserve (IR) lands are cumulative values.
0 2 4 8 12 Km
N
Legend
No starts
4 - 738 starts
739 - 1,472 starts
1,473 - 2,206 starts
2,207 - 2,941 starts

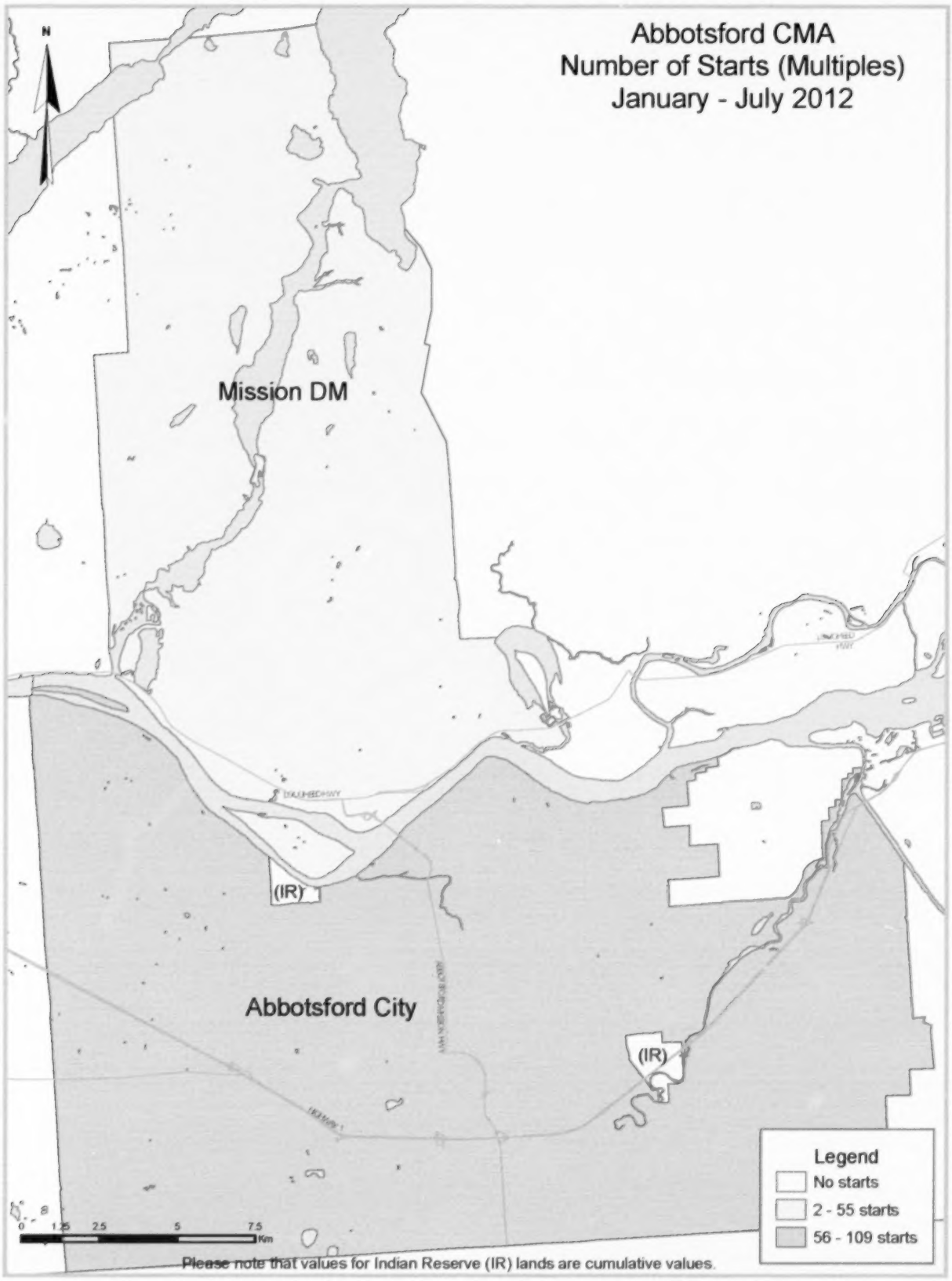

Vancouver CMA
Number of Starts (Singles)
January - July 2012
Maple Ridge
Pitt Meadows
Coquitlam
Port Coquitlam
Anmore
Belcarra
Port Moody
North Vancouver DM
North Vancouver City
West Vancouver
Lion's Bay
Bowen Island
Burnaby
New Westminster
Vancouver
U.E.L.
Richmond
Delta
Surrey
White Rock
Langley City
Langley District
(IR)
Legend
No starts
1 - 131 starts
132 - 261 starts
262 - 391 starts
392 - 522 starts
Please note that values for Indian Reserve (IR) lands are cumulative values.
0 2 4 8 12 Km
N

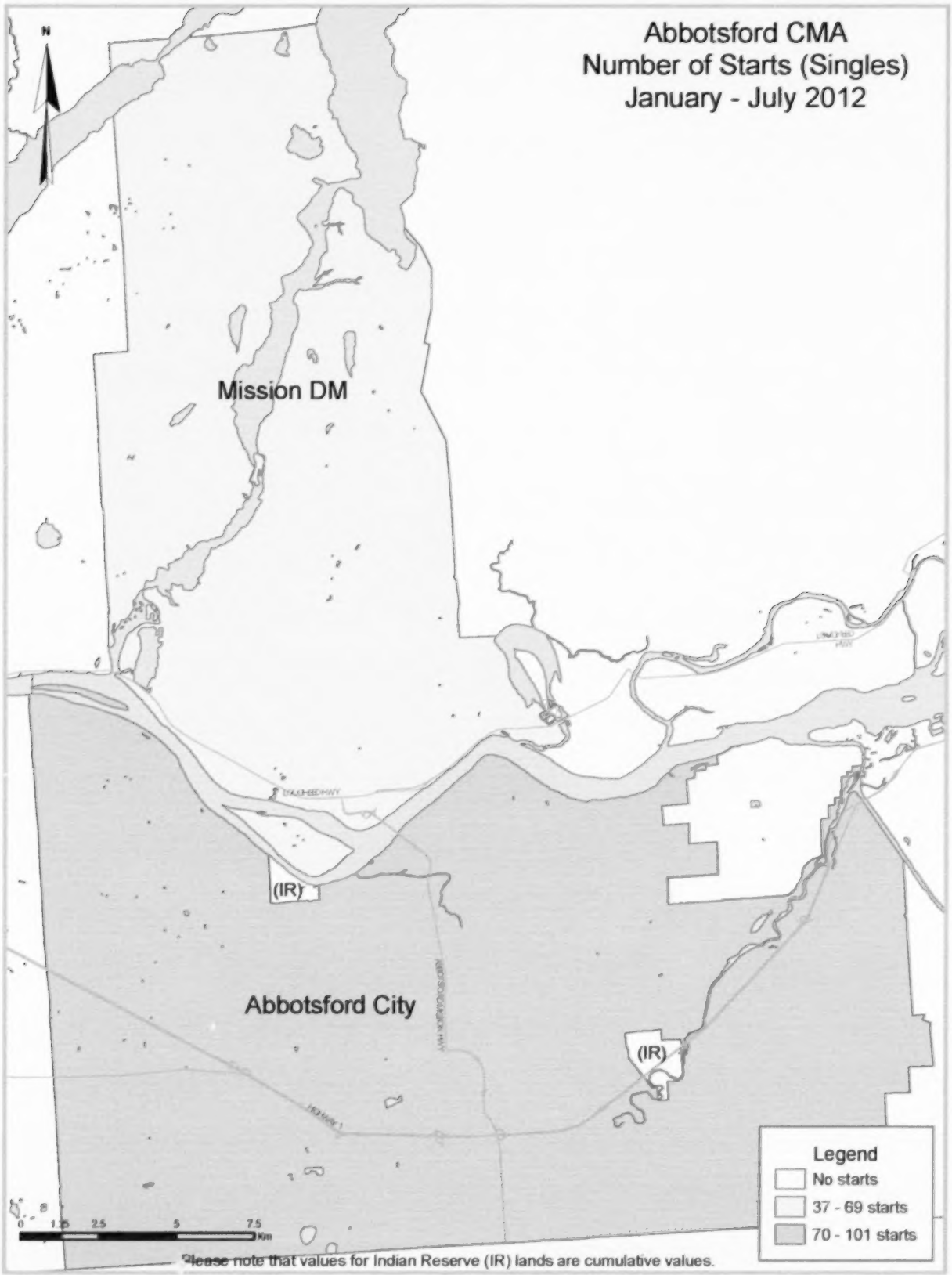

Vancouver CMA
Total Number of Starts
January - July 2012
Maple Ridge
Pitt Meadows
Coquitlam
Port Coquitlam
Port Moody
Anmore
Belcarra
North Vancouver DM
North Vancouver City
West Vancouver
Lion's Bay
Bowen Island
Burnaby
New Westminster
Vancouver
U.E.L.
Richmond
Delta
Surrey
White Rock
Langley City
Langley District
(IR)
Please note that values for Indian Reserve (IR) lands are cumulative values.
Legend
No starts
1 - 864 starts
865 - 1,728 starts
1,729 - 2,591 starts
2,592 - 3,455 starts
0 2 4 8 12 Km
N

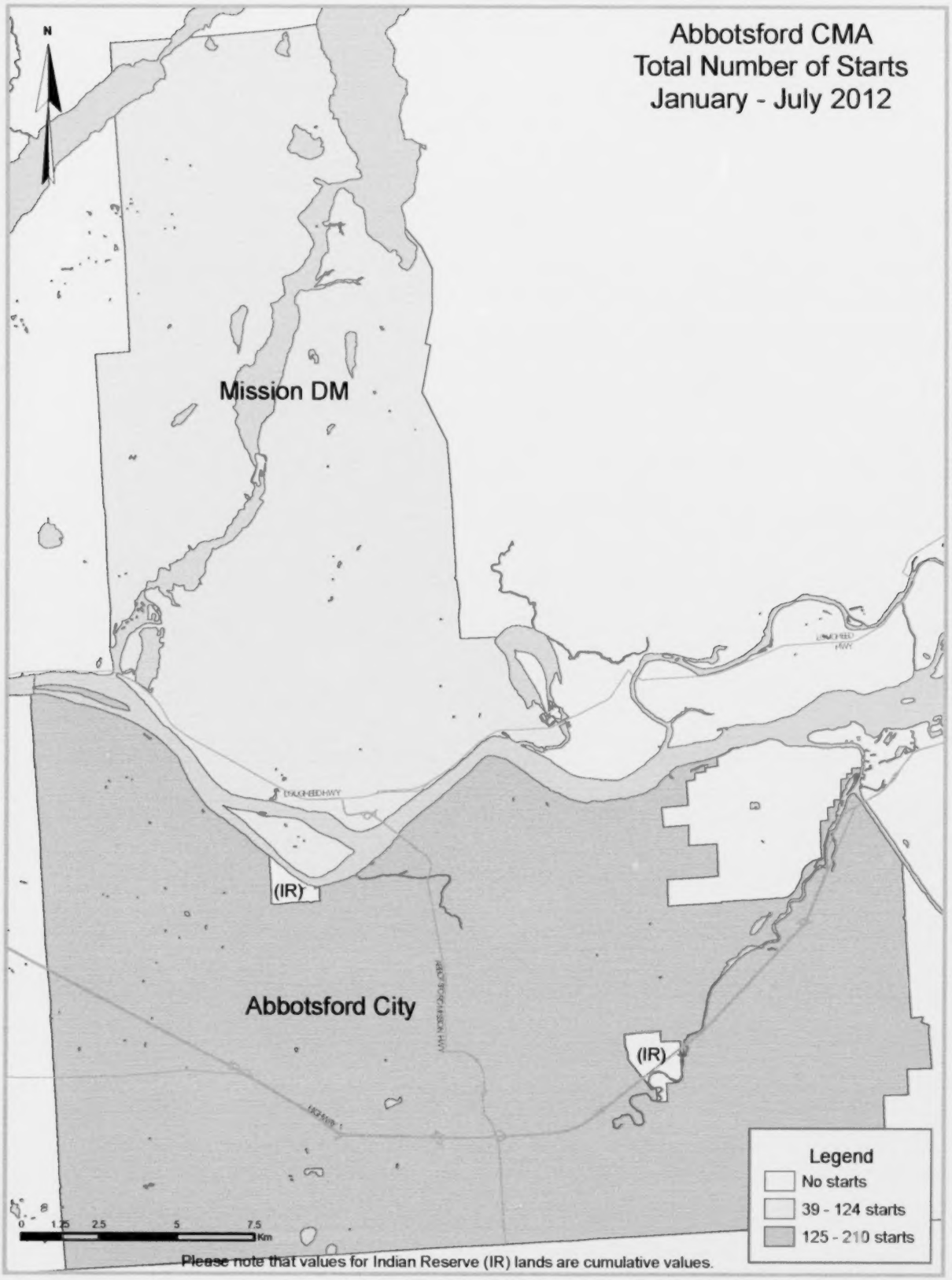
Abbotsford CMA
Number of Starts (Multiples)
July 2012
N
Mission DM
(IR)
Abbotsford City
(IR)
0 1.25 2.5 5 7.5
Km
Legend
No starts
6 starts
Please note that values for Indian Reserve (IR) lands are cumulative values.


Abbotsford CMA
Number of Starts (Singles)
July 2012
N
Mission DM
Abbotsford City
(IR)
(IR)
Legend
No starts
5 - 10 starts
11 - 16 starts
0 1.25 2.5 5 7.5
Km
Please note that values for Indian Reserve (IR) lands are cumulative values.


Abbotsford CMA
Total Number of Starts
July 2012
N
Mission DM
Abbotsford City
(IR)
(IR)
Legend
No starts
5 - 13 starts
14 - 22 starts
0 1.25 2.5 5 7.5
Km
Please note that values for Indian Reserve (IR) lands are cumulative values.


Abbotsford CMA
Number of Starts (Multiples)
January - July 2012
N
Mission DM
(IR)
Abbotsford City
(IR)
Legend
No starts
2 - 55 starts
56 - 109 starts
0 1.25 2.5 5 7.5
Km
Please note that values for Indian Reserve (IR) lands are cumulative values.


Abbotsford CMA
Number of Starts (Singles)
January - July 2012
N
Mission DM
(IR)
Abbotsford City
(IR)
Legend
No starts
37 - 69 starts
70 - 101 starts
0 1.25 2.5 5 7.5
Km
Please note that values for Indian Reserve (IR) lands are cumulative values.


Abbotsford CMA
Total Number of Starts
January - July 2012
N
Mission DM
Abbotsford City
(IR)
(IR)
Legend
No starts
39 - 124 starts
125 - 210 starts
0 1.25 2.5 5 7.5
Km
Please note that values for Indian Reserve (IR) lands are cumulative values.

HOUSING NOW REPORT TABLES

Available in ALL reports:

1	Housing Activity Summary of CMA
2	Starts by Submarket and by Dwelling Type – Current Month or Quarter
2.1	Starts by Submarket and by Dwelling Type – Year-to-Date
3	Completions by Submarket and by Dwelling Type – Current Month or Quarter
3.1	Completions by Submarket and by Dwelling Type – Year-to-Date
4	Absorbed Single-Detached Units by Price Range
5	MLS® Residential Activity
6	Economic Indicators

Available in SELECTED Reports:

1.1	Housing Activity Summary by Submarket
1.2	History of Housing Activity (once a year)
2.2	Starts by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
2.3	Starts by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
2.4	Starts by Submarket and by Intended Market – Current Month or Quarter
2.5	Starts by Submarket and by Intended Market – Year-to-Date
3.2	Completions by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
3.3	Completions by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
3.4	Completions by Submarket and by Intended Market – Current Month or Quarter
3.5	Completions by Submarket and by Intended Market – Year-to-Date
4.1	Average Price ($) of Absorbed Single-Detached Units

SYMBOLS

n/a	Not applicable
*	Totals may not add up due to co-operatives and unknown market types
**	Percent change > 200%
-	Nil
--	Amount too small to be expressed
SA	Monthly figures are adjusted to remove normal seasonal variation

Table 1: Housing Activity Summary of Vancouver CMA
July 2012

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
July 2012	285	32	186	10	110	768	33	11	1,435
July 2011	328	28	258	0	297	554	42	31	1,538
% Change	-13.1	14.3	-27.9	n/a	-63.0	38.6	-21.4	-64.5	-6.7
Year-to-date 2012	1,724	178	1,325	23	1,434	6,051	224	383	11,342
Year-to-date 2011	1,840	174	1,091	17	1,897	3,770	172	1,049	10,010
% Change	-6.3	2.3	21.4	35.3	-24.4	60.5	30.2	-63.5	13.3
UNDER CONSTRUCTION									
July 2012	3,281	284	2,384	39	2,151	13,634	323	1,085	23,181
July 2011	2,894	246	1,545	22	2,429	9,640	241	1,374	18,391
% Change	13.4	15.4	54.3	77.3	-11.4	41.4	34.0	-21.0	26.0
COMPLETIONS									
July 2012	250	38	254	4	259	39	81	452	1,377
July 2011	375	28	168	0	162	200	23	5	961
% Change	-33.3	35.7	51.2	n/a	59.9	-80.5	**	**	43.3
Year-to-date 2012	1,569	146	1,050	18	1,803	3,301	203	911	9,001
Year-to-date 2011	2,062	120	616	32	1,334	2,492	104	554	7,314
% Change	-23.9	21.7	70.5	-43.8	35.2	32.5	95.2	64.4	23.1
COMPLETED & NOT ABSORBED									
July 2012	790	92	404	7	552	1,549	38	2	3,434
July 2011	662	77	151	0	442	1,433	10	156	2,931
% Change	19.3	19.5	167.5	n/a	24.9	8.1	**	-98.7	17.2
ABSORBED									
July 2012	223	20	214	5	239	125	78	113	1,017
July 2011	386	31	196	0	164	297	18	41	1,133
% Change	-42.2	-35.5	9.2	n/a	45.7	-57.9	**	175.6	-10.2
Year-to-date 2012	1,495	141	919	11	1,814	3,258	192	428	8,258
Year-to-date 2011	2,149	137	603	38	1,301	3,102	95	240	7,665
% Change	-30.4	2.9	52.4	-71.1	39.4	5.0	102.1	78.3	7.7

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
July 2012

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Burnaby									
July 2012	22	6	0	0	0	25	0	0	53
July 2011	27	4	0	0	17	229	0	0	277
Delta									
July 2012	5	8	18	0	0	0	0	0	31
July 2011	10	0	18	0	46	73	0	0	147
Langley									
July 2012	18	0	28	9	0	0	2	0	57
July 2011	17	0	36	0	65	0	1	0	119
Maple Ridge / Pitt Meadows									
July 2012	24	0	0	0	0	0	0	0	24
July 2011	10	0	0	0	41	0	2	0	53
New Westminster									
July 2012	4	0	0	0	0	75	0	0	79
July 2011	6	0	0	0	0	0	0	0	6
North Vancouver									
July 2012	8	0	26	0	0	0	0	11	45
July 2011	5	4	8	0	15	0	2	0	34
Richmond									
July 2012	31	0	28	0	6	0	4	0	69
July 2011	30	0	26	0	4	243	0	0	303
Surrey									
July 2012	80	0	30	0	104	233	8	0	455
July 2011	105	0	64	0	73	0	10	0	252
Tri-Cities									
July 2012	4	0	6	0	0	0	0	0	10
July 2011	16	4	16	0	18	0	0	30	84
University Endowment Lands									
July 2012	0	0	0	0	0	0	0	0	0
July 2011	0	0	0	0	0	0	0	0	0
Vancouver City									
July 2012	80	18	44	1	0	435	19	0	597
July 2011	88	16	82	0	18	9	27	1	241
West Vancouver									
July 2012	8	0	0	0	0	0	0	0	8
July 2011	8	0	0	0	0	0	0	0	8
White Rock									
July 2012	0	0	4	0	0	0	0	0	4
July 2011	2	0	8	0	0	0	0	0	10
Indian Reserves									
July 2012	0	0	0	0	0	0	0	0	0
July 2011	0	0	0	0	0	0	0	0	0
Vancouver CMA									
July 2012	285	32	186	10	110	768	33	11	1,435
July 2011	328	28	258	0	297	554	42	31	1,538

Effective January 2011, data includes market housing on First Nations reserve lands in urban areas

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
July 2012

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
UNDER CONSTRUCTION									
Burnaby									
July 2012	323	104	0	0	41	2,043	0	0	2,511
July 2011	250	96	0	0	180	1,419	0	64	2,009
Delta									
July 2012	61	36	54	0	34	103	4	0	292
July 2011	82	8	34	0	53	129	2	2	310
Langley									
July 2012	151	4	176	30	239	649	3	0	1,252
July 2011	173	2	281	5	226	289	2	0	978
Maple Ridge / Pitt Meadows									
July 2012	124	0	0	0	81	217	2	117	541
July 2011	165	2	0	0	115	0	4	117	403
New Westminster									
July 2012	44	2	0	0	28	505	0	25	604
July 2011	51	0	0	0	42	204	0	97	394
North Vancouver									
July 2012	70	16	142	4	95	561	3	101	992
July 2011	59	12	74	6	54	523	3	198	929
Richmond									
July 2012	484	2	360	3	149	1,907	20	106	3,031
July 2011	281	12	230	3	361	975	4	227	2,093
Surrey									
July 2012	645	10	404	0	897	1,139	37	6	3,138
July 2011	855	8	146	6	808	1,583	35	47	3,488
Tri-Cities									
July 2012	235	10	373	0	286	1,434	0	6	2,344
July 2011	116	20	176	0	286	1,293	0	30	1,921
University Endowment Lands									
July 2012	6	0	0	0	16	267	0	0	289
July 2011	3	0	0	0	7	168	0	107	285
Vancouver City									
July 2012	856	100	809	2	253	4,557	254	594	7,425
July 2011	619	80	546	2	297	3,048	191	485	5,268
West Vancouver									
July 2012	196	0	0	0	12	18	0	130	356
July 2011	163	6	0	0	0	0	0	0	169
White Rock									
July 2012	29	0	60	0	20	131	0	0	240
July 2011	16	0	52	0	0	9	0	0	77
Indian Reserves									
July 2012	0	0	0	0	0	103	0	0	103
July 2011	0	0	0	0	0	0	0	0	0
Vancouver CMA									
July 2012	3,281	284	2,384	39	2,151	13,634	323	1,085	23,181
July 2011	2,894	246	1,545	22	2,429	9,640	241	1,374	18,391

Effective January 2011, data includes market housing on First Nations reserve lands in urban areas
Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
July 2012

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETIONS									
Burnaby									
July 2012	28	12	0	0	0	0	0	64	104
July 2011	7	4	0	0	7	0	0	0	18
Delta									
July 2012	1	2	0	0	0	0	0	0	3
July 2011	19	0	2	0	0	0	0	0	21
Langley									
July 2012	9	0	16	4	29	0	1	0	59
July 2011	23	0	4	0	15	0	0	0	42
Maple Ridge / Pitt Meadows									
July 2012	9	0	0	0	0	0	1	0	10
July 2011	14	0	0	0	49	0	0	0	63
New Westminster									
July 2012	3	2	0	0	0	29	0	0	34
July 2011	3	0	0	0	0	0	0	0	3
North Vancouver									
July 2012	12	0	22	0	0	0	0	0	34
July 2011	18	0	8	0	0	0	0	0	26
Richmond									
July 2012	60	0	100	0	0	0	3	144	307
July 2011	71	0	100	0	10	104	4	3	292
Surrey									
July 2012	72	0	44	0	209	0	7	0	332
July 2011	121	0	0	0	58	0	4	2	185
Tri-Cities									
July 2012	0	0	0	0	0	0	0	0	0
July 2011	1	10	6	0	2	0	0	0	19
University Endowment Lands									
July 2012	0	0	0	0	0	0	0	107	107
July 2011	0	0	0	0	0	0	0	0	0
Vancouver City									
July 2012	47	22	70	0	16	10	69	137	371
July 2011	90	8	46	0	12	96	15	0	267
West Vancouver									
July 2012	6	0	0	0	5	0	0	0	11
July 2011	7	6	0	0	0	0	0	0	13
White Rock									
July 2012	0	0	2	0	0	0	0	0	2
July 2011	0	0	2	0	9	0	0	0	11
Indian Reserves									
July 2012	0	0	0	0	0	0	0	0	0
July 2011	0	0	0	0	0	0	0	0	0
Vancouver CMA									
July 2012	250	38	254	4	259	39	81	452	1,377
July 2011	375	28	168	0	162	200	23	5	961

Effective January 2011, data includes market housing on First Nations reserve lands in urban areas
Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
July 2012

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETED & NOT ABSORBED									
Burnaby									
July 2012	101	34	0	0	25	290	0	0	450
July 2011	72	30	0	0	37	94	0	0	233
Delta									
July 2012	6	2	0	0	8	4	1	0	21
July 2011	13	0	0	0	7	15	0	0	35
Langley									
July 2012	42	0	126	5	46	149	0	0	368
July 2011	26	0	42	0	65	98	0	0	231
Maple Ridge / Pitt Meadows									
July 2012	107	0	0	0	17	16	0	0	140
July 2011	80	0	0	0	23	68	0	0	171
New Westminster									
July 2012	23	2	0	0	26	51	0	0	102
July 2011	21	2	0	0	0	72	0	0	95
North Vancouver									
July 2012	14	4	38	2	34	163	0	0	255
July 2011	12	4	14	0	21	144	0	0	195
Richmond									
July 2012	66	7	34	0	46	20	5	0	178
July 2011	29	2	12	0	34	10	3	0	90
Surrey									
July 2012	210	0	66	0	221	423	21	1	942
July 2011	225	0	2	0	149	406	1	33	816
Tri-Cities									
July 2012	27	6	42	0	28	166	0	0	269
July 2011	14	12	41	0	17	38	0	22	144
University Endowment Lands									
July 2012	1	0	0	0	2	3	0	0	6
July 2011	0	0	0	0	2	29	0	98	129
Vancouver City									
July 2012	161	35	92	0	95	260	11	1	655
July 2011	152	27	36	0	77	435	6	1	734
West Vancouver									
July 2012	23	2	0	0	4	1	0	0	30
July 2011	6	0	0	0	0	4	0	0	10
White Rock									
July 2012	2	0	6	0	0	3	0	0	11
July 2011	1	0	4	0	4	20	0	0	29
Indian Reserves									
July 2012	0	0	0	0	0	0	0	0	0
July 2011	0	0	0	0	6	0	0	0	6
Vancouver CMA									
July 2012	790	92	404	7	552	1,549	38	2	3,434
July 2011	662	77	151	0	442	1,433	10	156	2,931

Effective January 2011, data includes market housing on First Nations reserve lands in urban areas

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
July 2012

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
ABSORBED									
Burnaby									
July 2012	16	4	0	0	3	6	0	0	29
July 2011	15	11	0	0	6	2	0	0	34
Delta									
July 2012	0	2	0	0	4	0	0	0	6
July 2011	17	0	2	0	2	0	0	0	21
Langley									
July 2012	16	0	26	4	27	4	1	0	78
July 2011	22	0	12	0	17	17	0	0	68
Maple Ridge / Pitt Meadows									
July 2012	15	0	0	0	1	0	1	0	17
July 2011	16	0	0	0	46	0	0	0	62
New Westminster									
July 2012	2	2	0	0	2	40	0	0	46
July 2011	2	0	0	0	0	0	0	0	2
North Vancouver									
July 2012	11	0	16	0	1	1	0	112	141
July 2011	18	0	2	0	1	0	0	0	21
Richmond									
July 2012	41	0	88	1	18	3	0	0	151
July 2011	72	1	118	0	11	106	1	4	313
Surrey									
July 2012	84	0	38	0	164	29	10	0	325
July 2011	139	0	0	0	75	43	3	4	264
Tri-Cities									
July 2012	0	0	0	0	0	1	0	0	1
July 2011	1	7	12	0	1	1	0	0	22
University Endowment Lands									
July 2012	0	0	0	0	0	3	0	0	3
July 2011	0	0	0	0	0	3	0	33	36
Vancouver City									
July 2012	33	12	44	0	18	37	66	1	211
July 2011	77	6	48	0	0	125	14	0	270
West Vancouver									
July 2012	2	0	0	0	1	1	0	0	4
July 2011	6	6	0	0	0	0	0	0	12
White Rock									
July 2012	0	0	2	0	0	0	0	0	2
July 2011	0	0	2	0	5	0	0	0	7
Indian Reserves									
July 2012	0	0	0	0	0	0	0	0	0
July 2011	0	0	0	0	0	0	0	0	0
Vancouver CMA									
July 2012	223	20	214	5	239	125	78	113	1,017
July 2011	386	31	196	0	164	297	18	41	1,133

Effective January 2011, data includes market housing on First Nations reserve lands in urban areas

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: History of Housing Starts of Vancouver CMA
2002 - 2011

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2011	3,336	258	2,242	36	3,063	7,177	314	1,441	17,867
% Change	-22.2	-1.5	70.5	-7.7	24.2	23.9	51.7	70.1	17.4
2010	4,287	262	1,315	39	2,467	5,793	207	847	15,217
% Change	48.4	48.9	98.3	129.4	38.0	146.0	**	102.6	82.5
2009	2,888	176	663	17	1,788	2,355	29	418	8,339
% Change	-19.5	-52.8	-7.5	-41.4	-32.3	-79.5	52.6	-42.7	-57.4
2008	3,586	373	717	29	2,642	11,496	19	729	19,591
% Change	-13.1	0.3	93.8	-61.8	-5.6	-7.1	-85.7	51.2	-5.5
2007	4,128	372	370	76	2,799	12,376	133	482	20,736
% Change	-25.1	5.1	60.2	-11.6	-11.3	39.9	**	-1.2	10.9
2006	5,511	354	231	86	3,155	8,845	21	488	18,705
% Change	17.9	-11.1	33.5	-58.0	-12.1	-4.8	-68.2	-6.2	-1.1
2005	4,673	398	173	205	3,588	9,291	66	520	18,914
% Change	-11.8	-10.4	-41.6	-26.5	-6.2	8.8	-8.3	-22.8	-2.7
2004	5,297	444	296	279	3,826	8,542	72	674	19,430
% Change	4.5	1.8	17.0	-0.4	47.2	41.3	-10.0	-22.0	24.3
2003	5,070	436	253	280	2,599	6,044	80	864	15,626
% Change	4.7	-3.1	-8.3	135.3	31.7	44.5	45.5	-30.7	18.4
2002	4,843	450	276	119	1,974	4,182	55	1,247	13,197

Source: CMHC (Starts and Completions Survey)

Table 2: Starts by Submarket and by Dwelling Type
July 2012

Submarket	Single		Semi		Row		Apt. & Other		Total		
	July 2012	July 2011	July 2012	July 2011	July 2012	July 2011	July 2012	July 2011	July 2012	July 2011	% Change
Anmore	0	0	0	0	0	0	0	0	0	0	n/a
Belcarra	0	0	0	0	0	0	0	0	0	0	n/a
Bowen Island	1	4	0	0	0	0	2	0	3	4	-25.0
Burnaby - Mountain	1	2	0	0	0	0	0	0	1	2	-50.0
Burnaby - North	3	8	0	0	0	0	0	0	3	8	-62.5
Burnaby - Lougheed Mall	0	0	0	0	0	0	0	0	0	0	n/a
Burnaby - South & East	0	5	0	2	0	0	15	44	15	51	-70.6
Burnaby - Central Park	1	2	0	0	0	0	0	0	1	2	-50.0
Burnaby - Remainder	17	10	6	2	0	17	10	185	33	214	-84.6
Burnaby Total	22	27	6	4	0	17	25	229	53	277	-80.9
Coquitlam	4	11	0	4	0	18	6	42	10	75	-86.7
Delta - Tsawwassen	0	0	0	0	0	0	0	0	0	0	n/a
Delta - Ladner	0	0	0	0	0	0	2	0	2	0	n/a
Delta - North	5	10	8	12	0	34	16	91	29	147	-80.3
Delta	5	10	8	12	0	34	18	91	31	147	-78.9
Langley City	0	0	0	0	0	0	0	0	0	0	n/a
Langley District	29	18	0	0	0	65	28	36	57	119	-52.1
Lion's Bay	0	0	0	0	0	0	0	0	0	0	n/a
Maple Ridge	22	12	0	0	0	41	0	0	22	53	-58.5
New Westminster	4	6	0	0	0	0	75	0	79	6	**
North Vancouver City	0	2	0	4	0	3	25	6	25	15	66.7
North Vancouver DM	8	5	0	0	0	12	12	2	20	19	5.3
Pitt Meadows	2	0	0	0	0	0	0	0	2	0	n/a
Port Coquitlam	0	1	0	0	0	0	0	4	0	5	-100.0
Port Moody	0	4	0	0	0	0	0	0	0	4	-100.0
Richmond	35	30	0	4	10	0	24	269	69	303	-77.2
Surrey - South	17	35	2	2	13	25	42	14	74	76	-2.6
Surrey - Cloverdale	24	26	8	2	25	5	6	6	63	39	61.5
Surrey - North	41	40	2	0	54	17	143	34	240	91	163.7
Surrey - Guildford	0	0	0	0	0	22	0	0	0	22	-100.0
Surrey - Whalley	6	14	0	0	0	0	72	10	78	24	**
Surrey Total	88	115	12	4	92	69	263	64	455	252	80.6
University Endowment Lands	0	0	0	0	0	0	0	0	0	0	n/a
Vancouver - West End	0	0	0	0	0	0	0	0	0	0	n/a
Vancouver - Downtown	0	0	0	0	0	0	78	0	78	0	n/a
Vancouver - Kitsilano	0	1	0	2	0	3	0	2	0	8	-100.0
Vancouver - False Creek	0	1	0	0	0	3	349	0	349	4	**
Vancouver - Granville/Oak	1	0	0	0	0	8	0	0	1	8	-87.5
Vancouver - Kerrisdale	7	5	0	0	0	4	2	0	9	9	0.0
Vancouver - Marpole	9	10	2	0	0	0	0	2	11	12	-8.3
Vancouver - Eastside	26	44	6	10	0	0	38	66	70	120	-41.7
Vancouver - Mt. Pleasant	1	1	10	2	0	0	0	3	11	6	83.3
Vancouver - Strath/Grand	0	1	0	2	0	0	0	0	0	3	-100.0
Vancouver - Westside	56	52	0	0	0	0	12	19	68	71	-4.2
Vancouver Total	100	115	18	16	0	18	479	92	597	241	147.7
West Vancouver	8	8	0	0	0	0	0	0	8	8	0.0
White Rock	0	2	0	0	0	0	4	8	4	10	-60.0
Indian Reserves	0	0	0	0	0	0	0	0	0	0	n/a
Vancouver CMA	328	370	44	48	102	277	961	843	1,435	1,538	-6.7

Effective January 2011, data includes market housing on First Nations reserve lands in urban areas
Source: CMHC (Starts and Completions Survey)

Table 2.1: Starts by Submarket and by Dwelling Type
January - July 2012

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011	% Change
Anmore	1	2	0	0	0	0	0	0	1	2	-50.0
Belcarra	0	0	0	0	0	0	0	0	0	0	n/a
Bowen Island	8	10	0	0	0	0	4	6	12	16	-25.0
Burnaby - Mountain	1	3	0	0	0	0	104	155	105	158	-33.5
Burnaby - North	54	48	6	10	0	7	0	13	60	78	-23.1
Burnaby - Lougheed Mall	2	1	0	0	0	0	0	0	2	1	100.0
Burnaby - South & East	17	19	6	26	0	18	15	44	38	107	-64.5
Burnaby - Central Park	10	13	8	10	0	0	544	0	562	23	**
Burnaby - Remainder	79	72	32	34	0	121	90	383	201	610	-67.0
Burnaby Total	163	156	52	80	0	146	753	595	968	977	-0.9
Coquitlam	104	101	6	18	146	237	716	627	972	983	-1.1
Delta - Tsawwassen	18	9	2	0	0	0	2	0	22	9	144.4
Delta - Ladner	13	10	6	2	0	0	2	2	21	14	50.0
Delta - North	11	49	38	16	18	41	32	105	99	211	-53.1
Delta	44	68	48	18	18	41	40	107	150	234	-35.9
Langley City	3	3	0	0	0	0	0	119	3	122	-97.5
Langley District	128	129	4	2	179	198	378	254	689	583	18.2
Lion's Bay	1	0	0	0	0	0	0	0	1	0	n/a
Maple Ridge	107	152	0	4	9	69	182	46	298	271	10.0
New Westminster	32	38	4	2	0	23	440	131	476	194	145.4
North Vancouver City	11	16	14	24	11	7	397	175	433	222	95.0
North Vancouver DM	34	19	0	0	8	23	68	283	110	325	-66.2
Pitt Meadows	6	3	0	0	0	0	0	71	6	74	-91.9
Port Coquitlam	4	7	0	0	69	0	105	22	178	29	**
Port Moody	6	7	0	0	13	5	291	0	310	12	**
Richmond	184	160	14	60	86	243	533	1,155	817	1,618	-49.5
Surrey - South	186	161	26	32	183	173	106	74	501	440	13.9
Surrey - Cloverdale	84	138	28	20	213	121	24	67	349	346	0.9
Surrey - North	210	322	2	2	325	262	337	309	874	895	-2.3
Surrey - Guildford	2	1	0	0	50	22	4	0	56	23	143.5
Surrey - Whalley	40	57	0	0	11	23	108	275	159	355	-55.2
Surrey Total	522	679	56	54	782	601	579	725	1,939	2,059	-5.8
University Endowment Lands	2	0	0	0	0	0	95	179	97	179	-45.8
Vancouver - West End	0	0	0	0	0	0	134	0	134	0	n/a
Vancouver - Downtown	0	0	0	0	0	0	673	558	673	558	20.6
Vancouver - Kitsilano	2	6	4	4	0	9	56	198	62	217	-71.4
Vancouver - False Creek	1	2	0	0	0	3	927	0	928	5	**
Vancouver - Granville/Oak	3	7	2	0	4	8	13	0	22	15	46.7
Vancouver - Kerrisdale	22	18	0	0	0	4	8	12	30	34	-11.8
Vancouver - Marpole	24	31	2	2	0	0	13	14	39	47	-17.0
Vancouver - Eastside	237	168	36	26	35	47	910	262	1,218	503	142.1
Vancouver - Mt. Pleasant	1	4	22	16	0	27	0	247	23	294	-92.2
Vancouver - Strath/Grand	3	2	4	2	9	0	0	0	16	4	**
Vancouver - Westside	221	174	0	2	0	73	89	73	310	322	-3.7
Vancouver Total	514	412	70	52	48	171	2,823	1,376	3,455	2,011	71.8
West Vancouver	79	57	12	0	0	0	148	0	239	57	**
White Rock	18	10	0	0	10	0	160	32	188	42	**
Indian Reserves	0	0	0	0	0	0	0	0	0	0	n/a
Vancouver CMA	1,971	2,029	280	314	1,379	1,764	7,712	5,903	11,342	10,010	13.3

Effective January 2011, data includes market housing on First Nations reserve lands in urban areas
Source: CMHC (Starts and Completions Survey)

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market
July 2012

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	July 2012	July 2011	July 2012	July 2011	July 2012	July 2011	July 2012	July 2011
Anmore	0	0	0	0	0	0	0	0
Belcarra	0	0	0	0	0	0	0	0
Bowen Island	0	0	0	0	2	0	0	0
Burnaby - Mountain	0	0	0	0	0	0	0	0
Burnaby - North	0	0	0	0	0	0	0	0
Burnaby - Lougheed Mall	0	0	0	0	0	0	0	0
Burnaby - South & East	0	0	0	0	15	44	0	0
Burnaby - Central Park	0	0	0	0	0	0	0	0
Burnaby - Remainder	0	17	0	0	10	185	0	0
Burnaby Total	0	17	0	0	25	229	0	0
Coquitlam	0	18	0	0	6	12	0	30
Delta - Tsawwassen	0	0	0	0	0	0	0	0
Delta - Ladner	0	0	0	0	2	0	0	0
Delta - North	0	34	0	0	16	91	0	0
Delta	0	34	0	0	18	91	0	0
Langley City	0	0	0	0	0	0	0	0
Langley District	0	65	0	0	28	36	0	0
Lion's Bay	0	0	0	0	0	0	0	0
Maple Ridge	0	41	0	0	0	0	0	0
New Westminster	0	0	0	0	75	0	0	0
North Vancouver City	0	3	0	0	14	6	11	0
North Vancouver DM	0	12	0	0	12	2	0	0
Pitt Meadows	0	0	0	0	0	0	0	0
Port Coquitlam	0	0	0	0	0	4	0	0
Port Moody	0	0	0	0	0	0	0	0
Richmond	10	0	0	0	24	269	0	0
Surrey - South	13	25	0	0	42	14	0	0
Surrey - Cloverdale	25	5	0	0	6	6	0	0
Surrey - North	54	17	0	0	143	34	0	0
Surrey - Guildford	0	22	0	0	0	0	0	0
Surrey - Whalley	0	0	0	0	72	10	0	0
Surrey Total	92	69	0	0	263	64	0	0
University Endowment Lands	0	0	0	0	0	0	0	0
Vancouver - West End	0	0	0	0	0	0	0	0
Vancouver - Downtown	0	0	0	0	78	0	0	0
Vancouver - Kitsilano	0	3	0	0	0	2	0	0
Vancouver - False Creek	0	3	0	0	349	0	0	0
Vancouver - Granville/Oak	0	8	0	0	0	0	0	0
Vancouver - Kerrisdale	0	4	0	0	2	0	0	0
Vancouver - Marpole	0	0	0	0	0	2	0	0
Vancouver - Eastside	0	0	0	0	38	66	0	0
Vancouver - Mt. Pleasant	0	0	0	0	0	3	0	0
Vancouver - Strath/Grand	0	0	0	0	0	0	0	0
Vancouver - Westside	0	0	0	0	12	18	0	1
Vancouver Total	0	18	0	0	479	91	0	1
West Vancouver	0	0	0	0	0	0	0	0
White Rock	0	0	0	0	4	8	0	0
Indian Reserves	0	0	0	0	0	0	0	0
Vancouver CMA	102	277	0	0	950	812	11	31

Effective January 2011, data includes market housing on First Nations reserve lands in urban areas
Source: CMHC (Starts and Completions Survey)

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - July 2012

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011
Anmore	0	0	0	0	0	0	0	0
Belcarra	0	0	0	0	0	0	0	0
Bowen Island	0	0	0	0	4	6	0	0
Burnaby - Mountain	0	0	0	0	104	155	0	0
Burnaby - North	0	7	0	0	0	13	0	0
Burnaby - Lougheed Mall	0	0	0	0	0	0	0	0
Burnaby - South & East	0	18	0	0	15	44	0	0
Burnaby - Central Park	0	0	0	0	544	0	0	0
Burnaby - Remainder	0	121	0	0	90	319	0	64
Burnaby Total	0	146	0	0	753	531	0	64
Coquitlam	146	237	0	0	709	595	7	32
Delta - Tsawwassen	0	0	0	0	2	0	0	0
Delta - Ladner	0	0	0	0	2	2	0	0
Delta - North	18	41	0	0	32	105	0	0
Delta	18	41	0	0	40	107	0	0
Langley City	0	0	0	0	0	119	0	0
Langley District	179	198	0	0	378	254	0	0
Lion's Bay	0	0	0	0	0	0	0	0
Maple Ridge	9	69	0	0	182	0	0	46
New Westminster	0	23	0	0	415	131	25	0
North Vancouver City	11	7	0	0	386	175	11	0
North Vancouver DM	8	23	0	0	68	137	0	146
Pitt Meadows	0	0	0	0	0	0	0	71
Port Coquitlam	69	0	0	0	105	22	0	0
Port Moody	13	5	0	0	291	0	0	0
Richmond	86	243	0	0	533	931	0	224
Surrey - South	183	173	0	0	106	74	0	0
Surrey - Cloverdale	213	121	0	0	24	67	0	0
Surrey - North	325	262	0	0	337	273	0	36
Surrey - Guildford	50	22	0	0	4	0	0	0
Surrey - Whalley	11	23	0	0	108	275	0	0
Surrey Total	782	601	0	0	579	689	0	36
University Endowment Lands	0	0	0	0	95	0	0	179
Vancouver - West End	0	0	0	0	134	0	0	0
Vancouver - Downtown	0	0	0	0	673	410	0	148
Vancouver - Kitsilano	0	9	0	0	56	136	0	62
Vancouver - False Creek	0	3	0	0	927	0	0	0
Vancouver - Granville/Oak	4	8	0	0	13	0	0	0
Vancouver - Kerrisdale	0	4	0	0	8	12	0	0
Vancouver - Marpole	0	0	0	0	12	14	1	0
Vancouver - Eastside	35	47	0	0	704	222	206	40
Vancouver - Mt. Pleasant	0	27	0	0	0	247	0	0
Vancouver - Strath/Grand	9	0	0	0	0	0	0	0
Vancouver - Westside	0	73	0	0	86	72	3	1
Vancouver Total	48	171	0	0	2,613	1,125	210	251
West Vancouver	0	0	0	0	18	0	130	0
White Rock	10	0	0	0	160	32	0	0
Indian Reserves	0	0	0	0	0	0	0	0
Vancouver CMA	1,379	1,764	0	0	7,329	4,854	383	1,049

Effective January 2011, data includes market housing on First Nations reserve lands in urban areas

Source: CMHC (Starts and Completions Survey)

Table 2.4: Starts by Submarket and by Intended Market
July 2012

Submarket	Freehold		Condominium		Rental		Total*	
	July 2012	July 2011	July 2012	July 2011	July 2012	July 2011	July 2012	July 2011
Anmore	0	0	0	0	0	0	0	0
Belcarra	0	0	0	0	0	0	0	0
Bowen Island	3	4	0	0	0	0	3	4
Burnaby - Mountain	1	2	0	0	0	0	1	2
Burnaby - North	3	8	0	0	0	0	3	8
Burnaby - Lougheed Mall	0	0	0	0	0	0	0	0
Burnaby - South & East	0	7	15	44	0	0	15	51
Burnaby - Central Park	1	2	0	0	0	0	1	2
Burnaby - Remainder	23	12	10	202	0	0	33	214
Burnaby Total	28	31	25	246	0	0	53	277
Coquitlam	10	27	0	18	0	30	10	75
Delta - Tsawwassen	0	0	0	0	0	0	0	0
Delta - Ladner	2	0	0	0	0	0	2	0
Delta - North	29	28	0	119	0	0	29	147
Delta	31	28	0	119	0	0	31	147
Langley City	0	0	0	0	0	0	0	0
Langley District	46	53	9	65	2	1	57	119
Lion's Bay	0	0	0	0	0	0	0	0
Maple Ridge	22	10	0	41	0	2	22	53
New Westminster	4	6	75	0	0	0	79	6
North Vancouver City	14	10	0	3	11	2	25	15
North Vancouver DM	20	7	0	12	0	0	20	19
Pitt Meadows	2	0	0	0	0	0	2	0
Port Coquitlam	0	5	0	0	0	0	0	5
Port Moody	0	4	0	0	0	0	0	4
Richmond	59	56	6	247	4	0	69	303
Surrey - South	23	49	51	27	0	0	74	76
Surrey - Cloverdale	24	23	33	7	6	9	63	39
Surrey - North	55	73	183	17	2	1	240	91
Surrey - Guildford	0	0	0	22	0	0	0	22
Surrey - Whalley	8	24	70	0	0	0	78	24
Surrey Total	110	169	337	73	8	10	455	252
University Endowment Lands	0	0	0	0	0	0	0	0
Vancouver - West End	0	0	0	0	0	0	0	0
Vancouver - Downtown	0	0	78	0	0	0	78	0
Vancouver - Kitsilano	0	5	0	3	0	0	0	8
Vancouver - False Creek	0	1	349	3	0	0	349	4
Vancouver - Granville/Oak	1	0	0	8	0	0	1	8
Vancouver - Kerrisdale	9	5	0	4	0	0	9	9
Vancouver - Marpole	10	10	0	0	1	2	11	12
Vancouver - Eastside	55	97	8	6	7	17	70	120
Vancouver - Mt. Pleasant	11	3	0	3	0	0	11	6
Vancouver - Strath/Grand	0	3	0	0	0	0	0	3
Vancouver - Westside	56	62	1	0	11	9	68	71
Vancouver Total	142	186	436	27	19	28	597	241
West Vancouver	8	8	0	0	0	0	8	8
White Rock	4	10	0	0	0	0	4	10
Indian Reserves	0	0	0	0	0	0	0	0
Vancouver CMA	503	614	888	851	44	73	1,435	1,538

Effective January 2011, data includes market housing on First Nations reserve lands in urban areas

Source: CMHC (Starts and Completions Survey)

Table 2.5: Starts by Submarket and by Intended Market
January - July 2012

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011
Anmore	1	2	0	0	0	0	1	2
Belcarra	0	0	0	0	0	0	0	0
Bowen Island	12	16	0	0	0	0	12	16
Burnaby - Mountain	1	3	104	155	0	0	105	158
Burnaby - North	58	58	2	20	0	0	60	78
Burnaby - Lougheed Mall	2	1	0	0	0	0	2	1
Burnaby - South & East	23	41	15	66	0	0	38	107
Burnaby - Central Park	18	23	544	0	0	0	562	23
Burnaby - Remainder	111	106	90	440	0	64	201	610
Burnaby Total	213	232	755	681	0	64	968	977
Coquitlam	271	229	694	722	7	32	972	983
Delta - Tsawwassen	22	9	0	0	0	0	22	9
Delta - Ladner	18	14	0	0	3	0	21	14
Delta - North	65	85	34	126	0	0	99	211
Delta	113	108	34	126	3	0	150	234
Langley City	3	3	0	119	0	0	3	122
Langley District	245	369	432	202	12	12	689	583
Lion's Bay	1	0	0	0	0	0	1	0
Maple Ridge	106	150	191	71	1	50	298	271
New Westminster	36	38	415	156	25	0	476	194
North Vancouver City	59	52	359	166	15	4	433	222
North Vancouver DM	86	41	24	138	0	146	110	325
Pitt Meadows	6	3	0	0	0	71	6	74
Port Coquitlam	24	19	154	10	0	0	178	29
Port Moody	6	7	304	5	0	0	310	12
Richmond	328	281	482	1,109	7	228	817	1,618
Surrey - South	258	195	243	245	0	0	501	440
Surrey - Cloverdale	84	133	241	185	24	28	349	346
Surrey - North	355	382	506	467	13	46	874	895
Surrey - Guildford	6	1	50	22	0	0	56	23
Surrey - Whalley	77	77	81	278	1	0	159	355
Surrey Total	780	788	1,121	1,197	38	74	1,939	2,059
University Endowment Lands	2	0	95	0	0	179	97	179
Vancouver - West End	0	0	134	0	0	0	134	0
Vancouver - Downtown	0	0	673	410	0	148	673	558
Vancouver - Kitsilano	12	12	50	143	0	62	62	217
Vancouver - False Creek	1	2	927	3	0	0	928	5
Vancouver - Granville/Oak	10	7	11	8	1	0	22	15
Vancouver - Kerrisdale	30	26	0	4	0	4	30	34
Vancouver - Marpole	34	39	0	0	5	8	39	47
Vancouver - Eastside	459	335	449	64	310	104	1,218	503
Vancouver - Mt. Pleasant	23	20	0	274	0	0	23	294
Vancouver - Strath/Grand	6	4	9	0	1	0	16	4
Vancouver - Westside	225	211	33	76	52	35	310	322
Vancouver Total	800	668	2,286	982	369	361	3,455	2,011
West Vancouver	79	57	30	0	130	0	239	57
White Rock	56	42	132	0	0	0	188	42
Indian Reserves	0	0	0	0	0	0	0	0
Vancouver CMA	3,227	3,105	7,508	5,684	607	1,221	11,342	10,010

Effective January 2011, data includes market housing on First Nations reserve lands in urban areas
Source: CMHC (Starts and Completions Survey)

Table 3: Completions by Submarket and by Dwelling Type
July 2012

Submarket	Single		Semi		Row		Apt. & Other		Total		
	July 2012	July 2011	July 2012	July 2011	July 2012	July 2011	July 2012	July 2011	July 2012	July 2011	% Change
Anmore	0	0	0	0	0	0	0	0	0	0	n/a
Belcarra	0	0	0	0	0	0	0	0	0	0	n/a
Bowen Island	3	1	0	0	0	0	0	0	3	1	200.0
Burnaby - Mountain	1	0	0	0	0	0	0	0	1	0	n/a
Burnaby - North	13	1	2	0	0	7	0	0	15	8	87.5
Burnaby - Lougheed Mall	0	0	0	0	0	0	0	0	0	0	n/a
Burnaby - South & East	1	0	2	0	0	0	0	0	3	0	n/a
Burnaby - Central Park	5	3	4	0	0	0	0	0	9	3	200.0
Burnaby - Remainder	8	3	4	4	0	0	64	0	76	7	**
Burnaby Total	28	7	12	4	0	7	64	0	104	18	**
Coquitlam	0	0	0	12	0	0	0	6	0	18	-100.0
Delta - Tsawwassen	0	0	0	0	0	0	0	0	0	0	n/a
Delta - Ladner	0	1	0	0	0	0	0	0	0	1	-100.0
Delta - North	0	18	2	0	0	0	0	2	2	20	-90.0
Delta	1	19	2	0	0	0	0	2	3	21	-85.7
Langley City	0	1	0	0	0	0	0	0	0	1	-100.0
Langley District	14	22	0	0	29	15	16	4	59	41	43.9
Lion's Bay	0	0	0	0	0	0	0	0	0	0	n/a
Maple Ridge	10	14	0	0	0	49	0	0	10	63	-84.1
New Westminster	3	3	2	0	0	0	29	0	34	3	**
North Vancouver City	1	0	0	0	0	0	6	0	7	0	n/a
North Vancouver DM	11	18	0	0	0	0	16	8	27	26	3.8
Pitt Meadows	0	0	0	0	0	0	0	0	0	0	n/a
Port Coquitlam	0	0	0	0	0	0	0	0	0	0	n/a
Port Moody	0	1	0	0	0	0	0	0	0	1	-100.0
Richmond	63	75	0	2	0	8	244	207	307	292	5.1
Surrey - South	29	26	6	4	22	41	8	0	65	71	-8.5
Surrey - Cloverdale	16	24	0	0	96	0	2	0	114	24	**
Surrey - North	29	63	0	0	79	13	32	2	140	78	79.5
Surrey - Guildford	0	1	0	0	0	0	0	0	0	1	-100.0
Surrey - Whalley	5	11	0	0	6	0	2	0	13	11	18.2
Surrey Total	79	125	6	4	203	54	44	2	332	185	79.5
University Endowment Lands	0	0	0	0	0	0	107	0	107	0	n/a
Vancouver - West End	0	0	0	0	0	0	0	0	0	0	n/a
Vancouver - Downtown	0	0	0	0	0	0	106	0	106	0	n/a
Vancouver - Kitsilano	1	1	2	2	0	6	30	0	33	9	**
Vancouver - False Creek	0	0	0	0	0	0	0	0	0	0	n/a
Vancouver - Granville/Oak	0	1	2	2	0	0	2	0	4	3	33.3
Vancouver - Kerrisdale	4	5	0	0	0	0	0	0	4	5	-20.0
Vancouver - Marpole	7	8	2	2	0	0	0	4	9	14	-35.7
Vancouver - Eastside	89	79	18	0	0	6	73	136	180	221	-18.6
Vancouver - Mt. Pleasant	0	1	4	2	0	0	0	0	4	3	33.3
Vancouver - Strath/Grand	0	0	0	0	0	0	0	0	0	0	n/a
Vancouver - Westside	15	10	2	0	8	0	6	2	31	12	158.3
Vancouver Total	116	105	30	8	8	12	217	142	371	267	39.0
West Vancouver	6	7	0	6	5	0	0	0	11	13	-15.4
White Rock	0	0	0	0	0	9	2	2	2	11	-81.8
Indian Reserves	0	0	0	0	0	0	0	0	0	0	n/a
Vancouver CMA	335	398	52	36	245	154	745	373	1,377	961	43.3

Effective January 2011, data includes market housing on First Nations reserve lands in urban areas
Source: CMHC (Starts and Completions Survey)

Table 3.1: Completions by Submarket and by Dwelling Type
January - July 2012

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011	% Change
Anmore	3	6	0	0	0	0	0	0	3	6	-50.0
Belcarra	1	0	0	0	0	0	0	0	1	0	n/a
Bowen Island	10	16	0	0	0	0	0	4	10	20	-50.0
Burnaby - Mountain	10	0	2	0	0	0	0	0	12	0	n/a
Burnaby - North	51	30	2	2	0	15	47	0	100	47	112.8
Burnaby - Lougheed Mall	2	0	0	0	0	0	0	0	2	0	n/a
Burnaby - South & East	27	12	10	0	12	12	37	0	86	24	**
Burnaby - Central Park	18	25	4	4	0	0	98	26	120	55	118.2
Burnaby - Remainder	63	54	28	24	131	47	467	394	689	519	32.8
Burnaby Total	171	121	46	30	143	74	649	420	1,009	645	56.4
Coquitlam	97	89	8	34	183	111	517	168	805	402	100.2
Delta - Tsawwassen	7	4	0	0	0	0	0	55	7	59	-88.1
Delta - Ladner	15	12	2	0	0	0	2	0	19	12	58.3
Delta - North	17	57	26	6	50	74	14	2	107	139	-23.0
Delta	40	73	28	6	50	74	16	57	134	210	-36.2
Langley City	2	6	0	0	0	0	51	105	53	111	-52.3
Langley District	132	103	2	0	156	243	202	90	492	436	12.8
Lion's Bay	1	1	0	0	0	0	0	0	1	1	0.0
Maple Ridge	139	109	10	4	117	70	0	0	266	183	45.4
New Westminster	28	58	2	2	53	0	173	59	256	119	115.1
North Vancouver City	13	11	14	4	6	11	238	105	271	131	106.9
North Vancouver DM	38	46	2	0	9	4	260	14	309	64	**
Pitt Meadows	3	9	0	0	0	0	0	0	3	9	-66.7
Port Coquitlam	4	5	0	4	9	35	302	34	315	78	**
Port Moody	4	10	0	0	0	13	0	0	4	23	-82.6
Richmond	92	177	52	10	87	81	477	390	708	658	7.6
Surrey - South	160	198	24	30	141	241	136	0	461	469	-1.7
Surrey - Cloverdale	122	232	18	0	197	50	180	39	517	321	61.1
Surrey - North	256	369	0	24	270	202	190	161	716	756	-5.3
Surrey - Guildford	3	5	0	0	5	26	0	0	8	31	-74.2
Surrey - Whalley	36	79	2	2	73	0	26	0	137	81	69.1
Surrey Total	577	883	44	56	686	519	532	200	1,839	1,658	10.9
University Endowment Lands	1	2	0	0	0	0	107	134	108	136	-20.6
Vancouver - West End	0	0	0	0	0	0	81	256	81	256	-68.4
Vancouver - Downtown	1	0	0	0	0	0	654	1,078	655	1,078	-39.2
Vancouver - Kitsilano	5	6	8	6	24	14	34	3	71	29	144.8
Vancouver - False Creek	1	0	0	0	0	0	129	0	130	0	n/a
Vancouver - Granville/Oak	1	3	2	2	3	0	51	2	57	7	**
Vancouver - Kerrisdale	13	27	0	0	0	0	4	8	17	35	-51.4
Vancouver - Marpole	25	36	4	2	0	0	7	20	36	58	-37.9
Vancouver - Eastside	212	177	34	12	64	19	429	322	739	530	39.4
Vancouver - Mt. Pleasant	2	3	10	10	0	0	254	125	266	138	92.8
Vancouver - Strath/Grand	6	0	2	2	0	0	0	0	8	2	**
Vancouver - Westside	84	153	2	2	73	0	73	34	232	189	22.8
Vancouver Total	350	405	62	36	164	33	1,716	1,848	2,292	2,322	-1.3
West Vancouver	74	57	8	8	8	0	0	0	90	65	38.5
White Rock	9	8	0	0	0	9	22	20	31	37	-16.2
Indian Reserves	1	0	0	0	0	0	0	0	1	0	n/a
Vancouver CMA	1,790	2,195	278	194	1,671	1,277	5,262	3,648	9,001	7,314	23.1

Effective January 2011, data includes market housing on First Nations reserve lands in urban areas
Source: CMHC (Starts and Completions Survey)

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market
July 2012

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	July 2012	July 2011	July 2012	July 2011	July 2012	July 2011	July 2012	July 2011
Anmore	0	0	0	0	0	0	0	0
Belcarra	0	0	0	0	0	0	0	0
Bowen Island	0	0	0	0	0	0	0	0
Burnaby - Mountain	0	0	0	0	0	0	0	0
Burnaby - North	0	7	0	0	0	0	0	0
Burnaby - Lougheed Mall	0	0	0	0	0	0	0	0
Burnaby - South & East	0	0	0	0	0	0	0	0
Burnaby - Central Park	0	0	0	0	0	0	0	0
Burnaby - Remainder	0	0	0	0	0	0	64	0
Burnaby Total	0	7	0	0	0	0	64	0
Coquitlam	0	0	0	0	0	6	0	0
Delta - Tsawwassen	0	0	0	0	0	0	0	0
Delta - Ladner	0	0	0	0	0	0	0	0
Delta - North	0	0	0	0	0	2	0	0
Delta	0	0	0	0	0	2	0	0
Langley City	0	0	0	0	0	0	0	0
Langley District	29	15	0	0	16	4	0	0
Lion's Bay	0	0	0	0	0	0	0	0
Maple Ridge	0	49	0	0	0	0	0	0
New Westminster	0	0	0	0	29	0	0	0
North Vancouver City	0	0	0	0	6	0	0	0
North Vancouver DM	0	0	0	0	16	8	0	0
Pitt Meadows	0	0	0	0	0	0	0	0
Port Coquitlam	0	0	0	0	0	0	0	0
Port Moody	0	0	0	0	0	0	0	0
Richmond	0	8	0	0	100	204	144	3
Surrey - South	22	41	0	0	8	0	0	0
Surrey - Cloverdale	96	0	0	0	2	0	0	0
Surrey - North	79	13	0	0	32	0	0	2
Surrey - Guildford	0	0	0	0	0	0	0	0
Surrey - Whalley	6	0	0	0	2	0	0	0
Surrey Total	203	54	0	0	44	0	0	2
University Endowment Lands	0	0	0	0	0	0	107	0
Vancouver - West End	0	0	0	0	0	0	0	0
Vancouver - Downtown	0	0	0	0	0	0	106	0
Vancouver - Kitsilano	0	6	0	0	0	0	30	0
Vancouver - False Creek	0	0	0	0	0	0	0	0
Vancouver - Granville/Oak	0	0	0	0	2	0	0	0
Vancouver - Kerrisdale	0	0	0	0	0	0	0	0
Vancouver - Marpole	0	0	0	0	0	4	0	0
Vancouver - Eastside	0	6	0	0	72	136	1	0
Vancouver - Mt. Pleasant	0	0	0	0	0	0	0	0
Vancouver - Strath/Grand	0	0	0	0	0	0	0	0
Vancouver - Westside	8	0	0	0	6	2	0	0
Vancouver Total	8	12	0	0	80	142	137	0
West Vancouver	5	0	0	0	0	0	0	0
White Rock	0	9	0	0	2	2	0	0
Indian Reserves	0	0	0	0	0	0	0	0
Vancouver CMA	245	154	0	0	293	368	452	5

Effective January 2011, data includes market housing on First Nations reserve lands in urban areas
Source: CMHC (Starts and Completions Survey)

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - July 2012

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011
Anmore	0	0	0	0	0	0	0	0
Belcarra	0	0	0	0	0	0	0	0
Bowen Island	0	0	0	0	0	2	0	2
Burnaby - Mountain	0	0	0	0	0	0	0	0
Burnaby - North	0	15	0	0	47	0	0	0
Burnaby - Lougheed Mall	0	0	0	0	0	0	0	0
Burnaby - South & East	12	12	0	0	37	0	0	0
Burnaby - Central Park	0	0	0	0	98	26	0	0
Burnaby - Remainder	131	47	0	0	403	394	64	0
Burnaby Total	143	74	0	0	585	420	64	0
Coquitlam	183	111	0	0	486	116	31	52
Delta - Tsawwassen	0	0	0	0	0	55	0	0
Delta - Ladner	0	0	0	0	2	0	0	0
Delta - North	50	74	0	0	14	2	0	0
Delta	50	74	0	0	16	57	0	0
Langley City	0	0	0	0	51	105	0	0
Langley District	156	243	0	0	202	90	0	0
Lion's Bay	0	0	0	0	0	0	0	0
Maple Ridge	117	70	0	0	0	0	0	0
New Westminster	53	0	0	0	149	27	24	32
North Vancouver City	6	11	0	0	238	105	0	0
North Vancouver DM	9	4	0	0	114	14	146	0
Pitt Meadows	0	0	0	0	0	0	0	0
Port Coquitlam	9	35	0	0	302	34	0	0
Port Moody	0	13	0	0	0	0	0	0
Richmond	87	81	0	0	253	387	224	3
Surrey - South	141	241	0	0	136	0	0	0
Surrey - Cloverdale	197	50	0	0	180	2	0	37
Surrey - North	270	202	0	0	154	144	36	17
Surrey - Guildford	5	26	0	0	0	0	0	0
Surrey - Whalley	73	0	0	0	26	0	0	0
Surrey Total	686	519	0	0	496	146	36	54
University Endowment Lands	0	0	0	0	0	62	107	72
Vancouver - West End	0	0	0	0	81	256	0	0
Vancouver - Downtown	0	0	0	0	548	769	106	309
Vancouver - Kitsilano	24	14	0	0	4	3	30	0
Vancouver - False Creek	0	0	0	0	0	0	129	0
Vancouver - Granville/Oak	3	0	0	0	51	2	0	0
Vancouver - Kerrisdale	0	0	0	0	4	8	0	0
Vancouver - Marpole	0	0	0	0	6	20	1	0
Vancouver - Eastside	64	16	0	3	417	292	12	30
Vancouver - Mt. Pleasant	0	0	0	0	254	125	0	0
Vancouver - Strath/Grand	0	0	0	0	0	0	0	0
Vancouver - Westside	73	0	0	0	72	34	1	0
Vancouver Total	164	30	0	3	1,437	1,509	279	339
West Vancouver	8	0	0	0	0	0	0	0
White Rock	0	9	0	0	22	20	0	0
Indian Reserves	0	0	0	0	0	0	0	0
Vancouver CMA	1,671	1,274	0	3	4,351	3,094	911	554

Effective January 2011, data includes market housing on First Nations reserve lands in urban areas
Source: CMHC (Starts and Completions Survey)

Table 3.4: Completions by Submarket and by Intended Market
July 2012

Submarket	Freehold		Condominium		Rental		Total*	
	July 2012	July 2011	July 2012	July 2011	July 2012	July 2011	July 2012	July 2011
Anmore	0	0	0	0	0	0	0	0
Belcarra	0	0	0	0	0	0	0	0
Bowen Island	3	1	0	0	0	0	3	1
Burnaby - Mountain	1	0	0	0	0	0	1	0
Burnaby - North	15	1	0	7	0	0	15	8
Burnaby - Lougheed Mall	0	0	0	0	0	0	0	0
Burnaby - South & East	3	0	0	0	0	0	3	0
Burnaby - Central Park	9	3	0	0	0	0	9	3
Burnaby - Remainder	12	7	0	0	64	0	76	7
Burnaby Total	40	11	0	7	64	0	104	18
Coquitlam	0	16	0	2	0	0	0	18
Delta - Tsawwassen	0	0	0	0	0	0	0	0
Delta - Ladner	0	1	0	0	0	0	0	1
Delta - North	2	20	0	0	0	0	2	20
Delta	3	21	0	0	0	0	3	21
Langley City	0	1	0	0	0	0	0	1
Langley District	25	26	33	15	1	0	59	41
Lion's Bay	0	0	0	0	0	0	0	0
Maple Ridge	9	14	0	49	1	0	10	63
New Westminster	5	3	29	0	0	0	34	3
North Vancouver City	7	0	0	0	0	0	7	0
North Vancouver DM	27	26	0	0	0	0	27	26
Pitt Meadows	0	0	0	0	0	0	0	0
Port Coquitlam	0	0	0	0	0	0	0	0
Port Moody	0	1	0	0	0	0	0	1
Richmond	160	171	0	114	147	7	307	292
Surrey - South	37	26	28	45	0	0	65	71
Surrey - Cloverdale	13	21	96	0	5	3	114	24
Surrey - North	59	62	79	13	2	3	140	78
Surrey - Guildford	0	1	0	0	0	0	0	1
Surrey - Whalley	7	11	6	0	0	0	13	11
Surrey Total	116	121	209	58	7	6	332	185
University Endowment Lands	0	0	0	0	107	0	107	0
Vancouver - West End	0	0	0	0	0	0	0	0
Vancouver - Downtown	0	0	0	0	106	0	106	0
Vancouver - Kitsilano	3	3	0	6	30	0	33	9
Vancouver - False Creek	0	0	0	0	0	0	0	0
Vancouver - Granville/Oak	4	3	0	0	0	0	4	3
Vancouver - Kerrisdale	4	5	0	0	0	0	4	5
Vancouver - Marpole	9	12	0	0	0	2	9	14
Vancouver - Eastside	100	106	16	102	64	13	180	221
Vancouver - Mt. Pleasant	4	3	0	0	0	0	4	3
Vancouver - Strath/Grand	0	0	0	0	0	0	0	0
Vancouver - Westside	15	12	10	0	6	0	31	12
Vancouver Total	139	144	26	108	206	15	371	267
West Vancouver	6	13	5	0	0	0	11	13
White Rock	2	2	0	9	0	0	2	11
Indian Reserves	0	0	0	0	0	0	0	0
Vancouver CMA	542	571	302	362	533	28	1,377	961

Effective January 2011, data includes market housing on First Nations reserve lands in urban areas

Source: CMHC (Starts and Completions Survey)

Table 4: Absorbed Single-Detached Units by Price Range
July 2012

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $600,000		$600,000 - $749,999		$750,000 - $999,999		$1,000,000 - $1,499,999		$1,500,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Anmore													
July 2012	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
July 2011	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2012	0	0.0	0	0.0	0	0.0	2	66.7	1	33.3	3	--	--
Year-to-date 2011	0	0.0	0	0.0	0	0.0	1	20.0	4	80.0	5	--	--
Belcarra													
July 2012	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
July 2011	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2012	0	0.0	0	0.0	0	0.0	1	100.0	0	0.0	1	--	--
Year-to-date 2011	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Bowen Island													
July 2012	1	33.3	0	0.0	0	0.0	1	33.3	1	33.3	3	--	--
July 2011	0	0.0	0	0.0	1	100.0	0	0.0	0	0.0	1	--	--
Year-to-date 2012	5	45.5	1	9.1	1	9.1	1	9.1	3	27.3	11	612,000	905,409
Year-to-date 2011	1	7.7	5	38.5	2	15.4	3	23.1	2	15.4	13	840,000	873,385
Burnaby													
July 2012	0	0.0	0	0.0	5	31.3	10	62.5	1	6.3	16	1,039,000	1,097,244
July 2011	0	0.0	1	6.7	6	40.0	5	33.3	3	20.0	15	1,018,000	1,157,261
Year-to-date 2012	1	0.7	2	1.4	53	36.8	82	56.9	6	4.2	144	1,018,000	1,068,322
Year-to-date 2011	0	0.0	5	4.4	55	48.2	48	42.1	6	5.3	114	996,300	1,033,366
Coquitlam													
July 2012	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
July 2011	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2012	0	0.0	23	25.0	55	59.8	14	15.2	0	0.0	92	821,000	854,761
Year-to-date 2011	0	0.0	47	50.0	27	28.7	17	18.1	3	3.2	94	749,950	824,004
Delta													
July 2012	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
July 2011	0	0.0	4	23.5	13	76.5	0	0.0	0	0.0	17	800,000	794,257
Year-to-date 2012	1	2.5	6	15.0	21	52.5	7	17.5	5	12.5	40	864,500	982,851
Year-to-date 2011	2	2.2	17	19.1	64	71.9	4	4.5	2	2.2	89	800,000	830,504
Langley City													
July 2012	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
July 2011	0	0.0	0	0.0	1	100.0	0	0.0	0	0.0	1	--	--
Year-to-date 2012	1	33.3	2	66.7	0	0.0	0	0.0	0	0.0	3	--	--
Year-to-date 2011	3	60.0	0	0.0	2	40.0	0	0.0	0	0.0	5	--	--
Langley District													
July 2012	6	30.0	9	45.0	3	15.0	2	10.0	0	0.0	20	684,900	713,769
July 2011	1	4.8	8	38.1	6	28.6	3	14.3	3	14.3	21	829,000	974,990
Year-to-date 2012	28	26.2	36	33.6	19	17.8	15	14.0	9	8.4	107	699,000	857,043
Year-to-date 2011	27	28.1	32	33.3	24	25.0	8	8.3	5	5.2	96	683,950	795,515

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range
July 2012

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $600,000		$600,000 - $749,999		$750,000 - $999,999		$1,000,000 - $1,499,999		$1,500,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Lion's Bay													
July 2012	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
July 2011	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2012	0	0.0	0	0.0	0	0.0	1	100.0	0	0.0	1	--	--
Year-to-date 2011	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	--	--
Maple Ridge													
July 2012	10	71.4	3	21.4	0	0.0	1	7.1	0	0.0	14	594,400	613,349
July 2011	14	87.5	1	6.3	1	6.3	0	0.0	0	0.0	16	559,500	557,039
Year-to-date 2012	81	72.3	27	24.1	3	2.7	1	0.9	0	0.0	112	568,950	572,117
Year-to-date 2011	77	73.3	20	19.0	8	7.6	0	0.0	0	0.0	105	549,900	567,760
New Westminster													
July 2012	0	0.0	0	0.0	2	100.0	0	0.0	0	0.0	2	--	--
July 2011	0	0.0	2	100.0	0	0.0	0	0.0	0	0.0	2	--	--
Year-to-date 2012	3	15.0	4	20.0	9	45.0	4	20.0	0	0.0	20	804,144	799,824
Year-to-date 2011	45	73.8	10	16.4	5	8.2	0	0.0	1	1.6	61	528,900	578,275
North Vancouver City													
July 2012	0	0.0	0	0.0	0	0.0	1	100.0	0	0.0	1	--	--
July 2011	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2012	0	0.0	0	0.0	0	0.0	5	71.4	2	28.6	7	--	--
Year-to-date 2011	0	0.0	0	0.0	0	0.0	5	83.3	1	16.7	6	--	--
North Vancouver DM													
July 2012	0	0.0	0	0.0	0	0.0	3	30.0	7	70.0	10	1,769,000	1,736,290
July 2011	0	0.0	0	0.0	0	0.0	6	33.3	12	66.7	18	1,670,000	1,936,056
Year-to-date 2012	0	0.0	0	0.0	0	0.0	13	37.1	22	62.9	35	1,630,000	1,734,591
Year-to-date 2011	0	0.0	0	0.0	7	13.5	16	30.8	29	55.8	52	1,625,000	1,712,073
Pitt Meadows													
July 2012	0	0.0	1	100.0	0	0.0	0	0.0	0	0.0	1	--	--
July 2011	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2012	5	62.5	3	37.5	0	0.0	0	0.0	0	0.0	8	--	--
Year-to-date 2011	8	80.0	2	20.0	0	0.0	0	0.0	0	0.0	10	582,000	578,802
Port Coquitlam													
July 2012	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
July 2011	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2012	0	0.0	2	40.0	3	60.0	0	0.0	0	0.0	5	--	--
Year-to-date 2011	0	0.0	2	50.0	2	50.0	0	0.0	0	0.0	4	--	--
Port Moody													
July 2012	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
July 2011	0	0.0	0	0.0	0	0.0	1	100.0	0	0.0	1	--	--
Year-to-date 2012	0	0.0	0	0.0	1	100.0	0	0.0	0	0.0	1	--	--
Year-to-date 2011	0	0.0	1	10.0	3	30.0	6	60.0	0	0.0	10	1,000,000	951,800
Richmond													
July 2012	0	0.0	1	2.4	8	19.0	27	64.3	6	14.3	42	1,274,000	1,272,875
July 2011	0	0.0	4	5.6	9	12.5	29	40.3	30	41.7	72	1,203,000	1,457,353
Year-to-date 2012	1	1.6	1	1.6	8	12.7	38	60.3	15	23.8	63	1,360,000	1,361,835
Year-to-date 2011	0	0.0	5	2.9	21	12.4	56	32.9	88	51.8	170	1,500,000	1,514,207

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range
July 2012

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $600,000		$600,000 - $749,999		$750,000 - $999,999		$1,000,000 - $1,499,999		$1,500,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Surrey													
July 2012	24	28.6	25	29.8	21	25.0	9	10.7	5	6.0	84	702,754	806,231
July 2011	37	26.6	50	36.0	39	28.1	10	7.2	3	2.2	139	699,000	749,393
Year-to-date 2012	177	31.8	201	36.1	132	23.7	28	5.0	19	3.4	557	699,000	751,357
Year-to-date 2011	335	34.3	337	34.5	249	25.5	43	4.4	14	1.4	978	660,915	710,806
University Endowment Lands													
July 2012	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
July 2011	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2012	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	--	--
Year-to-date 2011	0	0.0	0	0.0	0	0.0	0	0.0	2	100.0	2	--	--
Vancouver City													
July 2012	0	0.0	1	3.0	3	9.1	15	45.5	14	42.4	33	1,390,000	1,935,212
July 2011	0	0.0	0	0.0	44	57.1	13	16.9	20	26.0	77	900,000	1,365,621
Year-to-date 2012	0	0.0	2	0.9	39	17.3	71	31.4	114	50.4	226	1,635,000	2,167,207
Year-to-date 2011	0	0.0	1	0.3	110	37.7	34	11.6	147	50.3	292	1,500,000	2,032,657
West Vancouver													
July 2012	0	0.0	0	0.0	0	0.0	0	0.0	2	100.0	2	--	--
July 2011	1	16.7	0	0.0	0	0.0	0	0.0	5	83.3	6	--	--
Year-to-date 2012	0	0.0	0	0.0	0	0.0	0	0.0	58	100.0	58	3,458,500	3,720,610
Year-to-date 2011	1	1.8	0	0.0	0	0.0	0	0.0	56	98.2	57	2,980,000	3,109,968
White Rock													
July 2012	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
July 2011	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2012	0	0.0	0	0.0	1	12.5	2	25.0	5	62.5	8	--	--
Year-to-date 2011	0	0.0	3	30.0	1	10.0	3	30.0	3	30.0	10	1,347,500	1,257,863
Indian Reserves													
July 2012	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
July 2011	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2012	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2011	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Vancouver CMA													
July 2012	41	18.0	40	17.5	42	18.4	69	30.3	36	15.8	228	921,000	1,130,917
July 2011	53	13.7	70	18.1	120	31.1	67	17.4	76	19.7	386	829,000	1,109,315
Year-to-date 2012	303	20.2	310	20.6	345	23.0	285	19.0	260	17.3	1,503	829,000	1,176,801
Year-to-date 2011	499	23.0	487	22.4	580	26.7	244	11.2	364	16.7	2,174	789,000	1,068,240

Effective January 2011, data includes market housing on First Nations reserve lands in urban areas
Source: CMHC (Market Absorption Survey)

Table 4.1: Average Price ($) of Absorbed Single-detached Units
July 2012

Submarket	July 2012	July 2011	% Change	YTD 2012	YTD 2011	% Change
Anmore	--	--	n/a	--	--	n/a
Belcarra	--	--	n/a	--	--	n/a
Bowen Island	--	--	n/a	905,409	873,385	3.7
Burnaby Total	1,097,244	1,157,261	-5.2	1,068,322	1,033,366	3.4
Coquitlam	--	--	n/a	854,761	824,004	3.7
Delta	--	794,257	n/a	982,851	830,504	18.3
Langley City	--	--	n/a	--	--	n/a
Langley District	713,769	974,990	-26.8	857,043	795,515	7.7
Lion's Bay	--	--	n/a	--	--	n/a
Maple Ridge	613,349	557,039	10.1	572,117	567,760	0.8
New Westminster	--	--	n/a	799,824	578,275	38.3
North Vancouver City	--	--	n/a	--	--	n/a
North Vancouver DM	1,736,290	1,936,056	-10.3	1,734,591	1,712,073	1.3
Pitt Meadows	--	--	n/a	--	578,802	n/a
Port Coquitlam	--	--	n/a	--	--	n/a
Port Moody	--	--	n/a	--	951,800	n/a
Richmond	1,272,875	1,457,353	-12.7	1,361,835	1,514,207	-10.1
Surrey Total	806,231	749,393	7.6	751,357	710,806	5.7
University Endowment Lands	--	--	n/a	--	--	n/a
Vancouver City	1,935,212	1,365,621	41.7	2,167,207	2,032,657	6.6
West Vancouver	--	--	n/a	3,720,610	3,109,968	19.6
White Rock	--	--	n/a	--	1,257,863	n/a
Indian Reserves	--	--	n/a	--	--	n/a
Vancouver CMA	1,130,917	1,109,315	1.9	1,176,801	1,068,240	10.2

Effective January 2011, data includes market housing on First Nations reserve lands in urban areas
Source: CMHC (Market Absorption Survey)

Table 5: MLS® Residential Activity for Greater Vancouver July 2012

		Number of Sales[1]	Yr/Yr[2] (%)	Sales SA[1]	Number of New Listings[1]	New Listings SA[1]	Sales-to-New Listings SA[2] (%)	Average Price[1] ($)	Yr/Yr[2] (%)	Average Price[1] ($) SA
2011	January	1,855	-5.4	3,076	4,916	5,085	60.5	762,562	19.6	778,667
	February	3,140	24.8	3,360	5,916	5,694	59.0	791,604	19.4	805,562
	March	4,137	29.7	3,141	6,995	5,169	60.8	786,311	13.4	782,229
	April	3,270	-8.5	2,847	6,011	4,991	57.0	815,252	21.0	789,375
	May	3,431	7.2	2,645	6,101	4,725	56.0	831,555	25.7	802,135
	June	3,317	8.9	2,625	5,961	4,953	53.0	808,867	22.9	802,569
	July	2,614	13.8	2,528	5,227	5,212	48.5	761,673	15.8	784,446
	August	2,419	8.2	2,468	4,864	5,151	47.9	778,545	14.4	784,443
	September	2,299	2.0	2,537	5,799	5,287	48.0	751,042	10.5	754,590
	October	2,359	-1.0	2,571	4,462	5,118	50.2	767,225	8.5	770,120
	November	2,395	-5.8	2,592	3,342	5,059	51.2	728,118	4.2	756,583
	December	1,700	-12.5	2,544	1,713	4,863	52.3	689,057	-1.7	735,879
2012	January	1,607	-13.4	2,521	5,906	6,089	41.4	752,380	-1.3	766,206
	February	2,572	-18.1	2,515	5,698	4,895	51.4	806,094	1.8	823,749
	March	2,919	-29.4	2,436	5,996	4,778	51.0	761,742	-3.1	732,005
	April	2,837	-13.2	2,327	6,200	5,067	45.9	735,315	-9.8	735,260
	May	2,897	-15.6	2,189	7,138	5,112	42.8	732,736	-11.9	706,496
	June	2,398	-27.7	2,093	5,747	5,092	41.1	701,141	-13.3	697,874
	July	2,135	-18.3	2,083	4,944	4,815	43.3	667,462	-12.4	694,228
	August									
	September									
	October									
	November									
	December									
	Q2 2011	10,018	0.0		18,073			818,721	0.0	
	Q2 2012	8,132	-18.8		19,085			724,319	-11.5	
	YTD 2011	21,764	10.0		41,127			797,010	19.7	
	YTD 2012	17,365	-20.2		41,629			738,328	-7.4	

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[1]Source: CREA
[2]Source: CMHC, adapted from MLS® data supplied by CREA

Table 6: Economic Indicators
July 2012

		Interest Rates			NHPI, Total, Vancouver CMA 2007=100	CPI, 2002 =100	Vancouver Labour Market			
		P & I Per $100,000	Mortage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings ($)
			1 Yr. Term	5 Yr. Term						
2011	January	592	3.35	5.19	98.4	115.8	1,227	7.4	65.9	831
	February	607	3.50	5.44	98.5	116.0	1,227	8.1	66.4	830
	March	601	3.50	5.34	98.7	117.0	1,228	8.1	66.4	832
	April	621	3.70	5.69	98.9	117.2	1,233	8.2	66.6	835
	May	616	3.70	5.59	99.1	118.0	1,242	7.5	66.5	842
	June	604	3.50	5.39	99.1	117.5	1,247	7.2	66.4	851
	July	604	3.50	5.39	99.1	117.5	1,250	6.9	66.3	859
	August	604	3.50	5.39	98.7	117.7	1,249	7.2	66.4	863
	September	592	3.50	5.19	98.7	118.3	1,264	7.1	67.0	861
	October	598	3.50	5.29	98.6	118.5	1,272	6.9	67.2	861
	November	598	3.50	5.29	98.3	118.7	1,275	6.7	67.1	861
	December	598	3.50	5.29	98.1	117.7	1,263	6.9	66.6	867
2012	January	598	3.50	5.29	98.4	117.9	1,257	7.0	66.2	870
	February	595	3.20	5.24	98.2	118.4	1,260	6.7	66.1	873
	March	595	3.20	5.24	98.1	119.1	1,263	6.6	66.1	873
	April	607	3.20	5.44	98.1	119.4	1,273	6.2	66.2	866
	May	601	3.20	5.34	98.2	119.8	1,279	6.4	66.6	856
	June	595	3.20	5.24	98.2	119.5	1,284	6.4	66.7	853
	July	595	3.10	5.24		119.2	1,283	6.8	66.9	854
	August									
	September									
	October									
	November									
	December									

"P & I" means Principal and Interest (assumes $100,000 mortgage amortized over 25 years using current 5 year interest rate)
"NHPI" means New Housing Price Index
"CPI" means Consumer Price Index
"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

HOUSING NOW REPORT TABLES

Available in ALL reports:

1	Housing Activity Summary of CMA
2	Starts by Submarket and by Dwelling Type – Current Month or Quarter
2.1	Starts by Submarket and by Dwelling Type – Year-to-Date
3	Completions by Submarket and by Dwelling Type – Current Month or Quarter
3.1	Completions by Submarket and by Dwelling Type – Year-to-Date
4	Absorbed Single-Detached Units by Price Range
5	MLS® Residential Activity
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1.1	Housing Activity Summary by Submarket
1.2	History of Housing Activity (once a year)
2.2	Starts by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
2.3	Starts by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
2.4	Starts by Submarket and by Intended Market – Current Month or Quarter
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3.2	Completions by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
3.3	Completions by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
3.4	Completions by Submarket and by Intended Market – Current Month or Quarter
3.5	Completions by Submarket and by Intended Market – Year-to-Date
4.1	Average Price ($) of Absorbed Single-Detached Units

SYMBOLS

n/a	Not applicable
*	Totals may not add up due to co-operatives and unknown market types
**	Percent change > 200%
-	Nil
--	Amount too small to be expressed
SA	Monthly figures are adjusted to remove normal seasonal variation

Table 1: Housing Activity Summary of Abbotsford-Mission CMA
July 2012

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
July 2012	20	0	6	0	0	0	1	0	27
July 2011	34	0	6	0	0	0	2	0	42
% Change	-41.2	n/a	0.0	n/a	n/a	n/a	-50.0	n/a	-35.7
Year-to-date 2012	132	2	34	0	44	31	6	0	249
Year-to-date 2011	144	0	26	1	34	87	3	0	295
% Change	-8.3	n/a	30.8	-100.0	29.4	-64.4	100.0	n/a	-15.6
UNDER CONSTRUCTION									
July 2012	149	4	42	0	98	31	4	0	328
July 2011	146	2	50	2	47	87	7	0	341
% Change	2.1	100.0	-16.0	-100.0	108.5	-64.4	-42.9	n/a	-3.8
COMPLETIONS									
July 2012	22	0	8	0	55	0	3	0	88
July 2011	23	0	6	0	28	0	0	0	57
% Change	-4.3	n/a	33.3	n/a	96.4	n/a	n/a	n/a	54.4
Year-to-date 2012	112	0	58	1	70	87	10	0	338
Year-to-date 2011	170	0	44	1	75	0	0	0	290
% Change	-34.1	n/a	31.8	0.0	-6.7	n/a	n/a	n/a	16.6
COMPLETED & NOT ABSORBED									
July 2012	104	0	8	0	3	76	4	0	195
July 2011	86	0	9	0	29	33	0	0	157
% Change	20.9	n/a	-11.1	n/a	-89.7	130.3	n/a	n/a	24.2
ABSORBED									
July 2012	16	0	8	0	65	0	2	0	91
July 2011	23	0	4	0	13	4	0	0	44
% Change	-30.4	n/a	100.0	n/a	**	-100.0	n/a	n/a	106.8
Year-to-date 2012	115	0	56	1	75	13	6	0	266
Year-to-date 2011	170	0	40	3	61	45	0	0	319
% Change	-32.4	n/a	40.0	-66.7	23.0	-71.1	n/a	n/a	-16.6

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
July 2012

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Abbotsford City									
July 2012	16	0	6	0	0	0	0	0	22
July 2011	23	0	6	0	0	0	2	0	31
Mission DM									
July 2012	4	0	0	0	0	0	1	0	5
July 2011	11	0	0	0	0	0	0	0	11
Indian Reserves									
July 2012	0	0	0	0	0	0	0	0	0
July 2011	0	0	0	0	0	0	0	0	0
Abbotsford-Mission CMA									
July 2012	20	0	6	0	0	0	1	0	27
July 2011	34	0	6	0	0	0	2	0	42
UNDER CONSTRUCTION									
Abbotsford City									
July 2012	108	0	42	0	98	31	0	0	279
July 2011	85	0	50	2	47	87	7	0	278
Mission DM									
July 2012	41	4	0	0	0	0	4	0	49
July 2011	61	2	0	0	0	0	0	0	63
Indian Reserves									
July 2012	0	0	0	0	0	0	0	0	0
July 2011	0	0	0	0	0	0	0	0	0
Abbotsford-Mission CMA									
July 2012	149	4	42	0	98	31	4	0	328
July 2011	146	2	50	2	47	87	7	0	341
COMPLETIONS									
Abbotsford City									
July 2012	17	0	8	0	55	0	2	0	82
July 2011	12	0	6	0	28	0	0	0	46
Mission DM									
July 2012	5	0	0	0	0	0	1	0	6
July 2011	11	0	0	0	0	0	0	0	11
Indian Reserves									
July 2012	0	0	0	0	0	0	0	0	0
July 2011	0	0	0	0	0	0	0	0	0
Abbotsford-Mission CMA									
July 2012	22	0	8	0	55	0	3	0	88
July 2011	23	0	6	0	28	0	0	0	57

Effective January 2011, data includes market housing on First Nations reserve lands in urban areas

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
July 2012

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETED & NOT ABSORBED									
Abbotsford City									
July 2012	73	0	8	0	3	76	0	0	160
July 2011	61	0	9	0	27	29	0	0	126
Mission DM									
July 2012	31	0	0	0	0	0	4	0	35
July 2011	25	0	0	0	2	4	0	0	31
Indian Reserves									
July 2012	0	0	0	0	0	0	0	0	0
July 2011	0	0	0	0	0	0	0	0	0
Abbotsford-Mission CMA									
July 2012	104	0	8	0	3	76	4	0	195
July 2011	86	0	9	0	29	33	0	0	157
ABSORBED									
Abbotsford City									
July 2012	12	0	8	0	65	0	2	0	87
July 2011	17	0	4	0	13	4	0	0	38
Mission DM									
July 2012	4	0	0	0	0	0	0	0	4
July 2011	6	0	0	0	0	0	0	0	6
Indian Reserves									
July 2012	0	0	0	0	0	0	0	0	0
July 2011	0	0	0	0	0	0	0	0	0
Abbotsford-Mission CMA									
July 2012	16	0	8	0	65	0	2	0	91
July 2011	23	0	4	0	13	4	0	0	44

Effective January 2011, data includes market housing on First Nations reserve lands in urban areas

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: History of Housing Starts of Abbotsford-Mission CMA 2002 - 2011

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2011	234	2	68	1	135	87	10	0	537
% Change	-32.6	0.0	-19.0	-66.7	80.0	n/a	100.0	n/a	4.1
2010	347	2	84	3	75	0	5	0	516
% Change	68.4	n/a	10.5	0.0	**	-100.0	**	n/a	41.4
2009	206	0	76	3	23	56	1	0	365
% Change	-37.8	-100.0	-9.5	-88.9	-84.4	-91.9	n/a	n/a	-71.6
2008	331	2	84	27	147	694	0	0	1,285
% Change	-33.0	n/a	-64.1	-18.2	32.4	**	n/a	n/a	18.1
2007	494	0	234	33	111	216	0	0	1,088
% Change	26.3	-100.0	77.3	-8.3	16.8	-60.7	n/a	n/a	-9.9
2006	391	4	132	36	95	549	0	0	1,207
% Change	-12.1	100.0	-42.1	176.9	61.0	200.0	n/a	-100.0	19.3
2005	445	2	228	13	59	183	0	82	1,012
% Change	-25.0	0.0	4.6	-7.1	-13.2	**	n/a	-37.9	-6.6
2004	593	2	218	14	68	56	0	132	1,083
% Change	-6.0	-80.0	-20.7	**	-11.7	n/a	n/a	120.0	2.6
2003	631	10	275	3	77	0	0	60	1,056
% Change	14.3	**	78.6	-50.0	18.5	-100.0	n/a	-73.8	1.7
2002	552	2	154	6	65	28	0	229	1,038

Source: CMHC (Starts and Completions Survey)

Table 2: Starts by Submarket and by Dwelling Type
July 2012

Submarket	Single		Semi		Row		Apt. & Other		Total		
	July 2012	July 2011	July 2012	July 2011	July 2012	July 2011	July 2012	July 2011	July 2012	July 2011	% Change
Abbotsford City	16	25	0	0	0	0	6	6	22	31	-29.0
Mission DM	5	11	0	0	0	0	0	0	5	11	-54.5
Indian Reserves	0	0	0	0	0	0	0	0	0	0	n/a
Abbotsford-Mission CMA	21	36	0	0	0	0	6	6	27	42	-35.7

Table 2.1: Starts by Submarket and by Dwelling Type
January - July 2012

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011	% Change
Abbotsford City	101	87	0	0	44	34	65	113	210	234	-10.3
Mission DM	37	61	2	0	0	0	0	0	39	61	-36.1
Indian Reserves	0	0	0	0	0	0	0	0	0	0	n/a
Abbotsford-Mission CMA	138	148	2	0	44	34	65	113	249	295	-15.6

Effective January 2011, data includes market housing on First Nations reserve lands in urban areas

Source: CMHC (Starts and Completions Survey)

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market
July 2012

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	July 2012	July 2011	July 2012	July 2011	July 2012	July 2011	July 2012	July 2011
Abbotsford City	0	0	0	0	6	6	0	0
Mission DM	0	0	0	0	0	0	0	0
Indian Reserves	0	0	0	0	0	0	0	0
Abbotsford-Mission DM	0	0	0	0	6	6	0	0

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - July 2012

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011
Abbotsford City	44	34	0	0	65	113	0	0
Mission DM	0	0	0	0	0	0	0	0
Indian Reserves	0	0	0	0	0	0	0	0
Abbotsford-Mission CMA	44	34	0	0	65	113	0	0

Table 2.4: Starts by Submarket and by Intended Market
July 2012

Submarket	Freehold		Condominium		Rental		Total*	
	July 2012	July 2011	July 2012	July 2011	July 2012	July 2011	July 2012	July 2011
Abbotsford City	22	29	0	0	0	2	22	31
Mission DM	4	11	0	0	1	0	5	11
Indian Reserves	0	0	0	0	0	0	0	0
Abbotsford-Mission CMA	26	40	0	0	1	2	27	42

Table 2.5: Starts by Submarket and by Intended Market
January - July 2012

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011
Abbotsford City	135	109	75	122	0	3	210	234
Mission DM	33	61	0	0	6	0	39	61
Indian Reserves	0	0	0	0	0	0	0	0
Abbotsford-Mission CMA	168	170	75	122	6	3	249	295

Effective January 2011, data includes market housing on First Nations reserve lands in urban areas

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 3: Completions by Submarket and by Dwelling Type
July 2012

Submarket	Single		Semi		Row		Apt. & Other		Total		
	July 2012	July 2011	July 2012	July 2011	July 2012	July 2011	July 2012	July 2011	July 2012	July 2011	% Change
Abbotsford City	19	12	0	0	55	28	8	6	82	46	78.3
Mission DM	6	11	0	0	0	0	0	0	6	11	-45.5
Indian Reserves	0	0	0	0	0	0	0	0	0	0	n/a
Abbotsford-Mission CMA	25	23	0	0	55	28	8	6	88	57	54.4

Table 3.1: Completions by Submarket and by Dwelling Type
January - July 2012

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011	% Change
Abbotsford City	74	123	0	6	70	69	145	44	289	242	19.4
Mission DM	49	48	0	0	0	0	0	0	49	48	2.1
Indian Reserves	0	0	0	0	0	0	0	0	0	0	n/a
Abbotsford-Mission CMA	123	171	0	6	70	69	145	44	338	290	16.6

Effective January 2011, data includes market housing on First Nations reserve lands in urban areas

Source: CMHC (Starts and Completions Survey)

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market
July 2012

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	July 2012	July 2011	July 2012	July 2011	July 2012	July 2011	July 2012	July 2011
Abbotsford City	55	28	0	0	8	6	0	0
Mission DM	0	0	0	0	0	0	0	0
Indian Reserves	0	0	0	0	0	0	0	0
Abbotsford-Mission DM	55	28	0	0	8	6	0	0

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - July 2012

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011
Abbotsford City	70	69	0	0	145	44	0	0
Mission DM	0	0	0	0	0	0	0	0
Indian Reserves	0	0	0	0	0	0	0	0
Abbotsford-Mission CMA	70	69	0	0	145	44	0	0

Table 3.4: Completions by Submarket and by Intended Market
July 2012

Submarket	Freehold		Condominium		Rental		Total*	
	July 2012	July 2011	July 2012	July 2011	July 2012	July 2011	July 2012	July 2011
Abbotsford City	25	18	55	28	2	0	82	46
Mission DM	5	11	0	0	1	0	6	11
Indian Reserves	0	0	0	0	0	0	0	0
Abbotsford-Mission CMA	30	29	55	28	3	0	88	57

Table 3.5: Completions by Submarket and by Intended Market
January - July 2012

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011
Abbotsford City	126	166	158	76	5	0	289	242
Mission DM	44	48	0	0	5	0	49	48
Indian Reserves	0	0	0	0	0	0	0	0
Abbotsford-Mission CMA	170	214	158	76	10	0	338	290

Effective January 2011, data includes market housing on First Nations reserve lands in urban areas

Source: CMHC (Starts and Completions Survey)

Table 4: Absorbed Single-Detached Units by Price Range
July 2012

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $450,000		$450,000 - $549,999		$550,000 - $649,999		$650,000 - $749,999		$750,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Abbotsford City													
July 2012	0	0.0	6	50.0	1	8.3	1	8.3	4	33.3	12	599,900	684,417
July 2011	0	0.0	11	64.7	4	23.5	0	0.0	2	11.8	17	539,900	580,221
Year-to-date 2012	2	3.0	31	46.3	13	19.4	4	6.0	17	25.4	67	559,700	637,446
Year-to-date 2011	7	5.3	49	36.8	47	35.3	17	12.8	13	9.8	133	569,900	597,384
Mission DM													
July 2012	0	0.0	3	75.0	1	25.0	0	0.0	0	0.0	4	--	--
July 2011	2	33.3	3	50.0	0	0.0	1	16.7	0	0.0	6	--	--
Year-to-date 2012	7	14.3	36	73.5	4	8.2	2	4.1	0	0.0	49	469,900	479,541
Year-to-date 2011	12	30.0	20	50.0	3	7.5	5	12.5	0	0.0	40	469,450	499,148
Indian Reserves													
July 2012	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
July 2011	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2012	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2011	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Abbotsford-Mission CMA													
July 2012	0	0.0	9	56.3	2	12.5	1	6.3	4	25.0	16	549,900	640,538
July 2011	2	8.7	14	60.9	4	17.4	1	4.3	2	8.7	23	534,900	556,450
Year-to-date 2012	9	7.8	67	57.8	17	14.7	6	5.2	17	14.7	116	522,400	570,745
Year-to-date 2011	19	11.0	69	39.9	50	28.9	22	12.7	13	7.5	173	549,900	574,670

Effective January 2011, data includes market housing on First Nations reserve lands in urban areas

Source: CMHC (Starts and Completions Survey)

Table 4.1: Average Price ($) of Absorbed Single-detached Units
July 2012

Submarket	July 2012	July 2011	% Change	YTD 2012	YTD 2011	% Change
Abbotsford City	684,417	580,221	18.0	637,446	597,384	6.7
Mission DM	--	--	n/a	479,541	499,148	-3.9
Indian Reserves	--	--	n/a	--	--	n/a
Abbotsford-Mission CMA	640,538	556,450	15.1	570,745	574,670	-0.7

Effective January 2011, data includes market housing on First Nations reserve lands in urban areas
Source: CMHC (Market Absorption Survey)

Table 5: MLS® Residential Activity for Fraser Valley July 2012

		Number of Sales[1]	Yr/Yr[2] (%)	Sales SA[1]	Number of New Listings[1]	New Listings SA[1]	Sales-to-New Listings SA[2] (%)	Average Price[1] ($)	Yr/Yr[2] (%)	Average Price[1] ($) SA
2011	January	773	-14.6	1,256	2,362	2,480	50.6	441,544	1.7	473,203
	February	1,201	7.3	1,304	2,749	2,768	47.1	483,509	10.9	494,285
	March	1,730	18.7	1,417	3,033	2,329	60.8	526,828	15.5	527,042
	April	1,414	-15.7	1,226	2,617	2,372	51.7	534,123	17.5	524,460
	May	1,512	7.8	1,197	2,785	2,189	54.7	526,541	15.1	514,876
	June	1,508	-10.3	1,141	2,494	2,288	49.9	503,331	7.1	498,179
	July	1,250	20.8	1,160	2,623	2,291	50.6	503,931	9.7	492,860
	August	1,282	35.5	1,198	2,418	2,342	51.2	507,750	19.7	495,326
	September	1,109	14.7	1,224	2,418	2,291	53.4	489,420	10.0	497,614
	October	1,092	16.0	1,215	2,198	2,372	51.2	483,965	6.1	495,657
	November	1,040	1.9	1,155	1,654	2,262	51.1	478,968	5.3	498,111
	December	816	-1.0	1,233	946	2,312	53.3	498,989	12.3	515,870
2012	January	749	-3.1	1,166	2,456	2,333	50.0	469,635	6.4	505,035
	February	1,195	-0.5	1,185	2,586	2,430	48.8	504,441	4.3	504,724
	March	1,320	-23.7	1,169	2,764	2,357	49.6	474,581	-9.9	489,832
	April	1,363	-3.6	1,121	2,882	2,486	45.1	501,059	-6.2	482,993
	May	1,511	-0.1	1,153	2,967	2,347	49.1	484,609	-8.0	475,380
	June	1,389	-7.9	1,161	2,636	2,488	46.7	503,593	0.1	483,126
	July	1,332	6.6	1,196	2,620	2,229	53.7	479,539	-4.8	474,893
	August									
	September									
	October									
	November									
	December									
	Q2 2011	4,434	-6.9		7,896			521,065	13.1	
	Q2 2012	4,263	-3.9		8,485			496,054	-4.8	
	YTD 2011	9,388	1.2		18,663			508,494	11.9	
	YTD 2012	8,859	-5.6		18,911			489,269	-3.8	

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[1]Source: CREA
[2]Source: CMHC, adapted from MLS® data supplied by CREA

Note: Fraser Valley Real Estate Board includes North Delta, Surrey, Langley, White Rock, Abbotsford and Mission

Table 6: Economic Indicators
July 2012

		Interest Rates			NHPI, Total, 2007=100 (B.C.)	CPI, 2002 =100 (B.C.)	Abbotsford-Mission Labour Market			
		P & I Per $100,000	Mortage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings ($)
			1 Yr. Term	5 Yr. Term						
2011	January	592	3.35	5.19	97.3	114.8	86	9.6	66.1	790
	February	607	3.50	5.44	97.4	115.2	85	9.9	65.5	806
	March	601	3.50	5.34	97.6	116.1	85	10.0	65.9	822
	April	621	3.70	5.69	97.7	116.3	85	9.2	64.9	817
	May	616	3.70	5.59	97.9	117.1	85	8.8	64.9	804
	June	604	3.50	5.39	97.8	116.5	86	8.4	65.0	779
	July	604	3.50	5.39	97.8	116.6	86	8.5	65.3	767
	August	604	3.50	5.39	97.5	116.9	88	8.1	66.4	753
	September	592	3.50	5.19	97.5	117.3	88	8.0	66.5	751
	October	598	3.50	5.29	97.4	117.4	88	8.0	66.4	757
	November	598	3.50	5.29	97.1	117.5	87	8.7	65.9	763
	December	598	3.50	5.29	96.9	116.5	87	9.1	66.3	770
2012	January	598	3.50	5.29	97.1	116.8	87	10.1	66.8	775
	February	595	3.20	5.24	96.9	117.2	88	10.5	67.5	787
	March	595	3.20	5.24	96.7	117.9	88	10.6	68.0	801
	April	607	3.20	5.44	96.7	118.2	90	9.5	68.5	798
	May	601	3.20	5.34	96.7	118.6	91	7.9	67.6	797
	June	595	3.20	5.24	96.8	118.2	90	7.2	66.9	790
	July	595	3.10	5.24		117.9	91	6.6	66.6	799
	August									
	September									
	October									
	November									
	December									

"P & I" means Principal and Interest (assumes $100,000 mortgage amortized over 25 years using current 5 year interest rate)
"NHPI" means New Housing Price Index
"CPI" means Consumer Price Index
"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

METHODOLOGY

Starts & Completions Survey Methodology

The Starts and Completions Survey is conducted by way of site visits which are used to confirm that new units have reached set stages in the construction process. Since most municipalities in the country issue building permits, these are used as an indication of where construction is likely to take place. In areas where there are no permits, reliance has to be placed either on local sources or searching procedures.

The Starts and Completions Survey is carried out monthly in urban areas with population in excess of 50,000, as defined by the 2006 Census. In urban areas with populations of 10,000 to 49,999, all Starts are enumerated in the last month of the quarter (i.e. four times a year, in March, June, September and December). In these centres with quarterly enumeration, Completion activity is modelled based on historical patterns. Monthly Starts and Completions activity in these quarterly locations are statistically estimated at a provincial level for single and multi categories. Centres with populations below 10,000 are enumerated on a sample basis, also in the last month of each quarter (i.e. four times a year, in March, June, September and December).

The Starts and Completions Survey enumerates dwelling units in new structures only, designed for non-transient and year-round occupancy.

Mobile homes are included in the surveys. A mobile home is a type of manufactured house that is completely assembled in a factory and then moved to a foundation before it is occupied.

Trailers or any other movable dwelling (the larger often referred to as a mobile home) with no permanent foundation are excluded from the survey.

Conversions and/or alterations within an existing structure are excluded from the surveys as are seasonal dwellings, such as: summer cottages, hunting and ski cabins, trailers and boat houses; and hostel accommodations, such as: hospitals, nursing homes, penal institutions, convents, monasteries, military and industrial camps, and collective types of accommodation such as: hotels, clubs, and lodging homes.

Market Absorption Survey Methodology

The Market Absorption Survey is carried out in conjunction with the Starts and Completions Survey in urban areas with populations in excess of 50,000. When a structure is recorded as completed, an update is also made as units are sold or rented. The dwellings are then enumerated each month until such time as full absorption occurs.

STARTS AND COMPLETIONS SURVEY AND MARKET ABSORPTION SURVEY DEFINITIONS

A "**dwelling unit**", for purposes of the Starts and Completions Survey, is defined as a structurally separate set of self-contained living premises with a private entrance from outside the building or from a common hall, lobby, or stairway inside the building. Such an entrance must be one that can be used without passing through another separate dwelling unit.

A "**start**", for purposes of the Starts and Completions Survey, is defined as the beginning of construction work on a building, usually when the concrete has been poured for the whole of the footing around the structure, or an equivalent stage where a basement will not be part of the structure.

The number of units "**under construction**" as at the end of the period shown, takes into account certain adjustments which are necessary for various reasons. For example, after a start on a dwelling has commenced construction may cease, or a structure, when completed, may contain more or fewer dwelling units than were reported at start.

A "**completion**", for purposes of the Starts and Completions Survey, is defined as the stage at which all the proposed construction work on a dwelling unit has been performed, although under some circumstances a dwelling may be counted as completed where up to 10 per cent of the proposed work remains to be done.

The term "**absorbed**" means that a housing unit is no longer on the market (i.e. has been sold or rented). This usually happens when a binding contract is secured by a non-refundable deposit and has been signed by a qualified purchaser. The purpose of the Market Absorption Survey is to measure the rate at which units are sold or rented after they are completed, as well as collect prices.

DWELLING TYPES:

A "**Single-Detached**" dwelling (also referred to as "**Single**") is a building containing only one dwelling unit, which is completely separated on all sides from any other dwelling or structure. Includes link homes, where two units may share a common basement wall but are separated above grade. Also includes cluster-single developments.

A "**Semi-Detached (Double)**" dwelling (also referred to as "**Semi**") is one of two dwellings located side-by-side in a building, adjoining no other structure and separated by a common or party wall extending from ground to roof.

A "**Row (Townhouse)**" dwelling is a one family dwelling unit in a row of three or more attached dwellings separated by a common or party wall extending from ground to roof.

The term "**Apartment and other**" includes all dwellings other than those described above, including structures commonly known as stacked townhouses, duplexes, triplexes, double duplexes and row duplexes.

INTENDED MARKET:

The "**intended market**" is the tenure in which the unit is being marketed. This includes the following categories:

Freehold: A residence where the owner owns the dwelling and lot outright.

Condominium (including Strata-Titled): An individual dwelling which is privately owned, but where the building and/or the land are collectively owned by all dwelling unit owners. A condominium is a form of ownership rather than a type of house.

Rental: Dwelling constructed for rental purposes regardless of who finances the structure.

GEOGRAPHICAL TERMS:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree on integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

A "**Rural**" area, for the purposes of this publication, is a centre with a population less than 10,000.

All data presented in this publication is based on Statistics Canada's 2006 Census area definitions.

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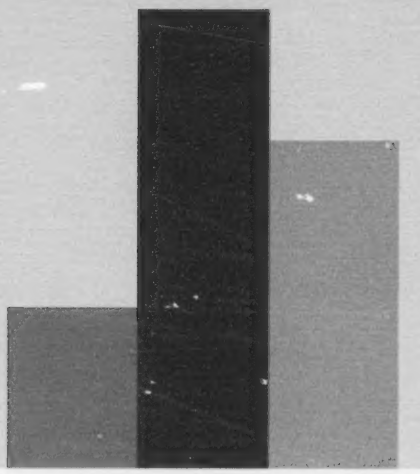

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